

# 2301 Second Avenue South

*Birmingham, Alabama 35233*

**FOR SALE: REDUCED PRICE**



Unique Office/  
Warehouse  
in Vibrant  
Parkside District

**Kyle Crew**  
Associate  
229 938 7276  
kc@ironvestpartners.com

**IRON VEST**  
PARTNERS

# Building Specifications

**Address** 2301 2nd Avenue South  
Birmingham, AL 35233

**Building Size** ±2,500 SF

**Lot Size** ±13,763 SF (.32 Acres)

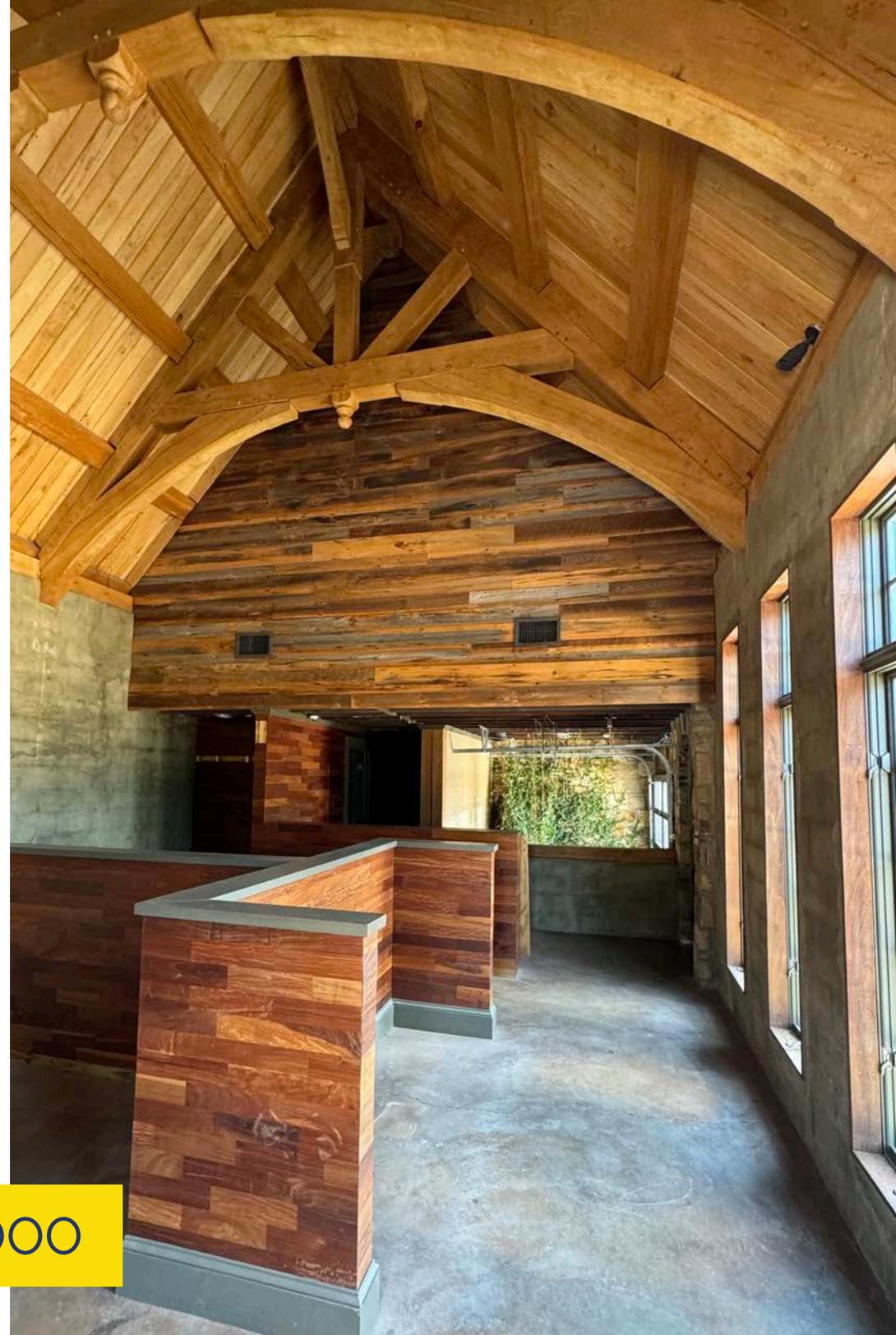
**Year Built** 1963

**Drive-In Doors** Four (4)

**Parking** Ample onsite parking with large gravel lot

**Zoning** M-1 (Light Industrial)

**Ceiling Height** 12' Clear Height



Sales Price: ~~\$1,175,000~~ \$1,125,000

# Key Considerations

- **Iconic Office/Warehouse Space** with flexible layout - ideal for creative office, showroom, studio or light industrial use
- **Exposed Brick and Natural Light:** Character-rich interior with high ceilings
- **4 Drive-In Doors:** Excellent access for deliveries or conversion flexibility
- **Ample Parking/Lay-Down Yard Space:** Large gravel lot on .32 acre site (rare for this area)
- **Zoned M-1:** Allows for a wide range of commercial and light industrial uses



# Location Highlights

2301 2nd Avenue South is located in the heart of Birmingham's vibrant Parkside District, one of the city's most sought-after commercial corridors, making it an ideal location for businesses seeking visibility and convenience. The area is surrounded by a growing mix of businesses, restaurants, loft-style residences, and creative office spaces, contributing to a dynamic and energetic atmosphere. With quick access to major highways including I-65 and I-20/59, the property also offers excellent connectivity for employees, clients, and deliveries. This strategic location places it at the intersection of Birmingham's historic charm and its forward-looking growth.



# 2301 Second Avenue South

*Birmingham, Alabama 35233*

**FOR SALE: REDUCED PRICE**

Unique Office/  
Warehouse in  
Vibrant Parkside  
District

Contact Us:

**Kyle Crew**

Associate

229 938 7276

[kc@ironvestpartners.com](mailto:kc@ironvestpartners.com)

**IRONVEST**  
PARTNERS

Information deemed reliable but not guaranteed.