

INDUSTRIAL PROPERTY FOR SALE

2405 DECATUR HIGHWAY

2405 DECATUR HWY, GARDENDALE, AL 35071



PROPERTY DESCRIPTION

For sale: 2405 Decatur Highway, Gardendale, AL — a two-story, 44,264 SF commercial building on approximately 5 acres with prime frontage along US-31. This versatile property is zoned I-1 (light industrial) with grandfathered retail use, offering flexible potential for retail, warehouse, showroom, or redevelopment. Features include 14-foot ceilings, LED lighting, HVAC, sprinklered lower level, and ample parking. Located in a high-traffic area with strong visibility, this is an ideal opportunity for investors or owner-users seeking scale and location.

OFFERING SUMMARY

Sale Price:	\$2,300,000
Number of Units:	1
Building Size:	44,264 SF

RICHARD HENRY

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RIGHT SPACE
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