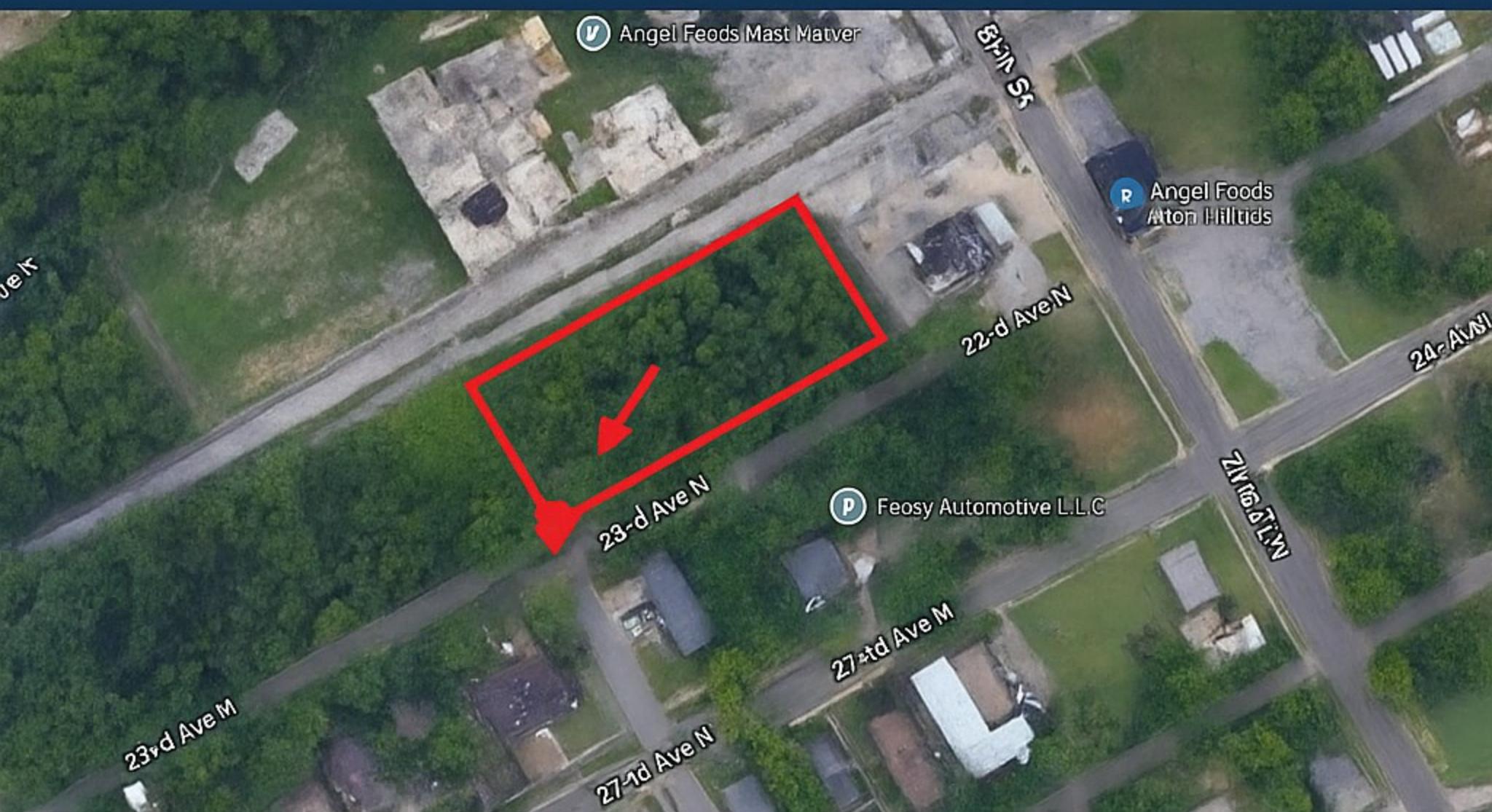




BUILD-TO-SUIT OR LAND LEASE OPPORTUNITY

M-1 ZONED LAND • BIRMINGHAM, AL



2300 23rd Ave N, Birmingham, AL 35234

PROPERTY HIGHLIGHTS:

- ✓ M-1 zoning allows for a wide range of industrial, commercial, and flex-use developments
- ✓ Prime corner lot with strong visibility and access on 23rd Ave
- ✓ Located in Birmingham's Norwood District, just minutes from downtown
- ✓ Easy access to I-65 and I-20/59 corridors for regional logistics
- ✓ Ideal for warehousing, light manufacturing, fleet operations, or contractor yard
- ✓ Active revitalization zone with strong long-term growth potential

OFFERING OPTIONS:

- ◆ Build-to-Suit - Custom development to meet your operational needs
- ◆ Land Lease - Flexible long-term lease terms available

INQUIRIES & SITE TOURS:

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