



## FOR LEASE

Single Tenant Office/Warehouse with Yard  
Infill Central Location for Birmingham Metro

3801 Messer Airport Highway, Birmingham, AL 35222  
Birmingham, AL MSA

**±20,200 SF | ±1.12 AC**

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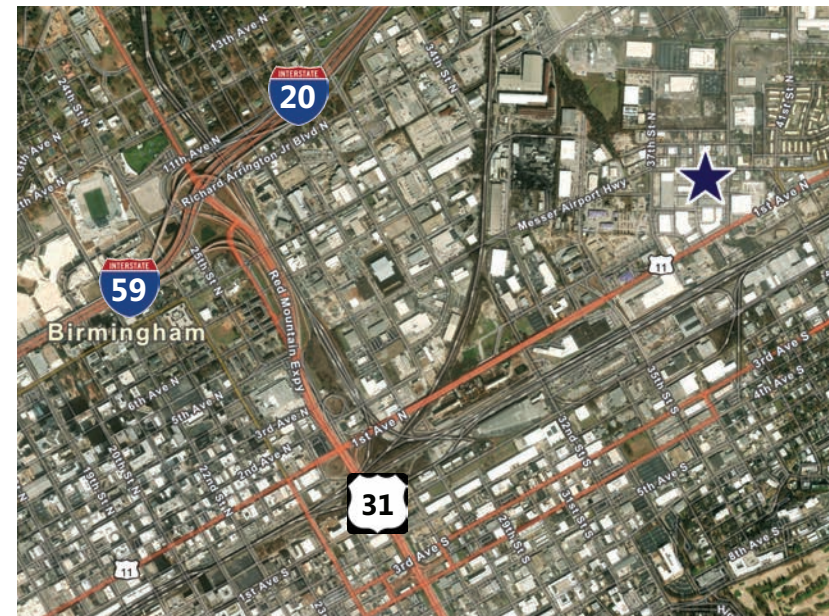
# Property Overview

<b>Location</b>	3801 Messer Airport Highway, Birmingham, AL 35222
<b>Space Available</b>	±20,200 SF   ±1.12 AC
<b>Office</b>	±4,344 SF (3,000 SF main floor; 1,344 SF warehouse/office)
<b>Zoning</b>	Zoned M-1; Light Industrial, City of Birmingham
<b>Ceiling Height</b>	Up to 18.6'
<b>Loading</b>	Two (2) 14' tall x 20' wide grade-level drive-in doors One (1) 12' high x 10' wide grade-level drive-in door Potential for dock pit
<b>Power</b>	Heavy power

## Amenities

- 1/2 acre secure yard with gravel, fencing and open shed
- LED lighting in entire building
- Compressed air lines throughout warehouse
- Eight offices / conference room / bullpen area
- Less than 1.5 miles from I-20/59
- Less than 2.5 miles from I-65
- New exterior painting
- Drive through yard capability (from 38th to 39th St.)
- Move-in ready condition

## PRICING: CONTACT BROKER



## Contact Us:

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