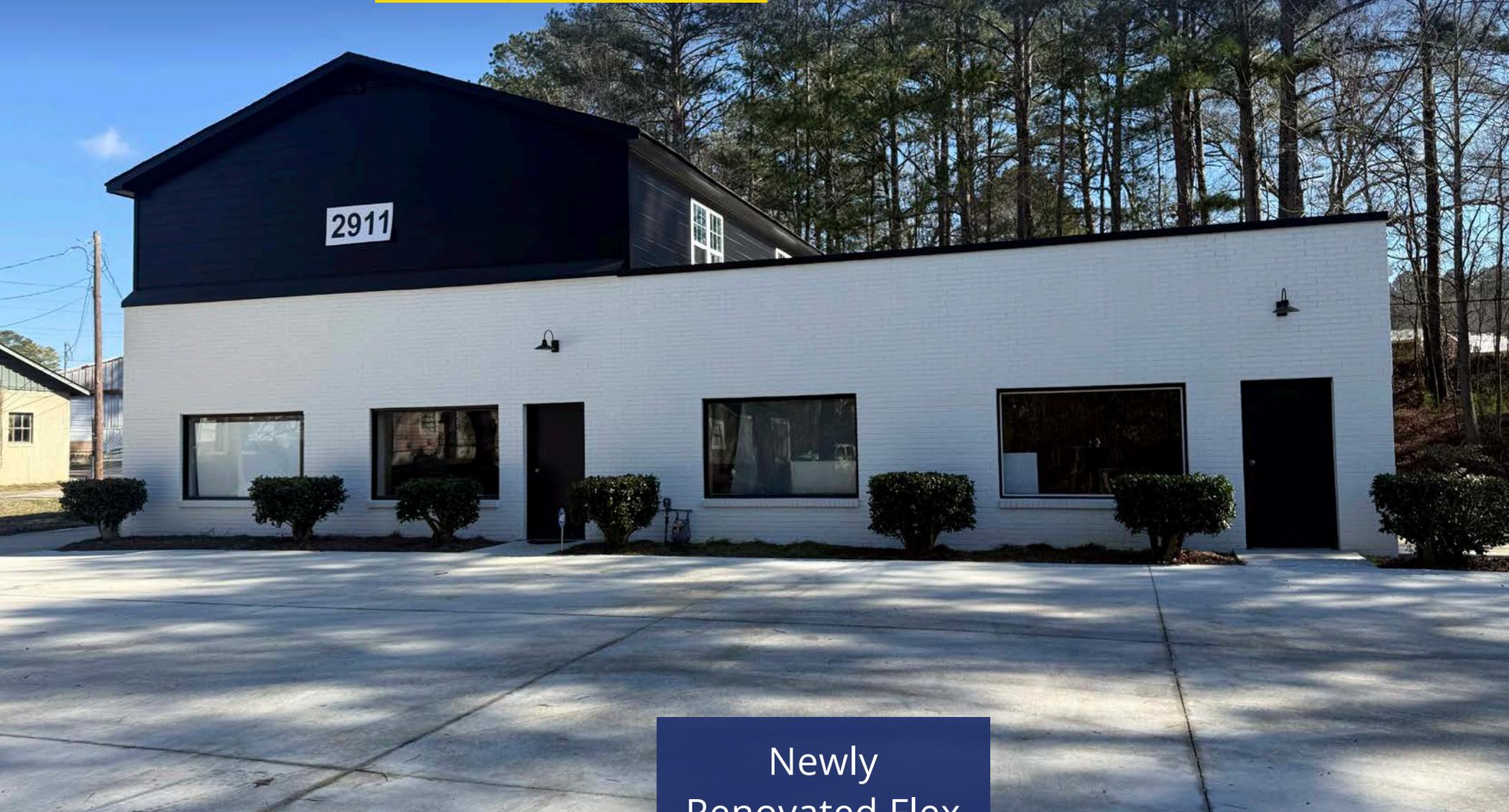


2911 Ruffner Road

Irondale, AL 35235

FOR SALE OR LEASE



Newly
Renovated Flex
Warehouse with
Yard in Irondale

Sims Herron
Associate
919 448 1474
sh@ironvestpartners.com

IRON VEST
PARTNERS

Property Specifications

Address	2911 Ruffner Road Irondale, AL 35235
Property Type	Flex Warehouse
Total SF	±7,100 SF
Office SF	±1,420 SF
Lot Size	±.56 Acres
Clear Height	10'
Roll-Up Doors	Two (2)
Restrooms	Three (3)
Zoning	I-1
Power	Three-Phase
Roof	2025
Sales Price	\$595,000
Lease Rate	\$9.00/SF, NNN



Highlights

- **Flexible Industrial Asset:** Approximately 7,100 SF configured at ±20% office and ±80% warehouse
- **Recently Improved Building:** Brand-new roof, new HVAC system, upgraded office finishes, and a newly paved parking lot
- **Functional Warehouse Layout:** ~10' clear height with two (2) grade-level roll-up doors
- **Power & Infrastructure:** Three-phase power suitable for light manufacturing, service, or distribution uses

Location Highlights

The property at 2911 Ruffner Road is located in an accessible industrial corridor on Birmingham's east side, less than 1 mile from the I-459/I-59 interchange. Situated approximately 8 miles east of downtown Birmingham, the site offers direct access to I-20, I-59, and I-459, providing efficient regional connectivity to Birmingham and surrounding markets including Leeds, Trussville, and Vestavia Hills.



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