



**Income Producing Light Industrial Portfolio For Sale**  
*Eight-Property Portfolio in the Birmingham, AL Metro*



# Portfolio Overview



516 Jefferson Boulevard  
Birmingham, AL



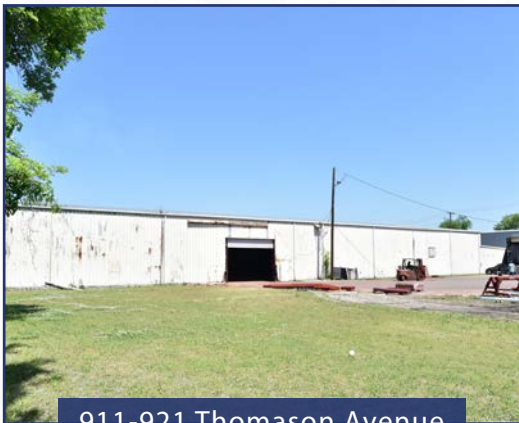
1054 Goldenrod Street  
Leeds, AL



5508 Eastcliff Ind. Blvd.  
Trussville, AL



8584 Borden Avenue  
Leeds, AL



911-921 Thomason Avenue  
Birmingham, AL



112 3rd Street North  
Birmingham, AL



619 4th Avenue North  
Birmingham, AL



6700 Oporto Madrid Blvd  
Birmingham, AL

**Asking Price: \$10,800,000 (\$60/SF) | Cap Rate: 8.3%**

# Strategic Locations



- 1** 516 Jefferson Blvd.
- 2** 1054 Goldenrod St.
- 3** 5508 Eastcliff Ind. Blvd
- 4** 8584 Borden Ave.
- 5** 911-921 Thomason Ave.
- 6** 112 3rd Street N.
- 7** 619 4th Ave. N.
- 8** 6700 Oporto Madrid Blvd.



# Executive Summary



The offering consists of eight light industrial/flex buildings totalling 179,352 square feet, strategically located across Birmingham's most active industrial submarkets. This income-producing portfolio benefits from strong underlying fundamentals and positioning within some of the metro's most sought-after industrial corridors, presenting a compelling opportunity for stable cash flow and long-term growth.

Property	Total SF	Land	NOI	Lease Structure
1. 516 Jefferson Blvd.   Birmingham, AL	27,752 SF	1.48 Acres	\$132,000	NNN
2. 1054 Goldenrod St.   Leeds, AL	28,320 SF	1 Acre	\$201,072	NNN
3. 5508 Eastcliff Ind. Blvd   Trussville, AL	5,600 SF	1 Acre	\$63,368	MG
4. 8584 Borden Ave.   Leeds, AL	16,000 SF	4.83 Acres	\$129,555	NN
5. 911-921 Thomason Ave.   Birmingham, AL	69,000 SF	4 Acres	\$188,472	NNN
6. 112 3rd Street N.   Birmingham, AL	10,000 SF	.44 Acres	\$50,000	NNN
7. 619 4th Ave. N.   Birmingham, AL	13,000 SF	.54 Acres	\$84,492	NNN
8. 6700 Oporto Madrid Blvd.   Birmingham, AL	10,000 SF	2 Acres	\$47,736	NNN
<b>Totals</b>	<b>179,672 SF</b>	<b>15.29 Acres</b>	<b>\$896,695</b>	

\* Please Contact Brokers for Additional Lease Information.

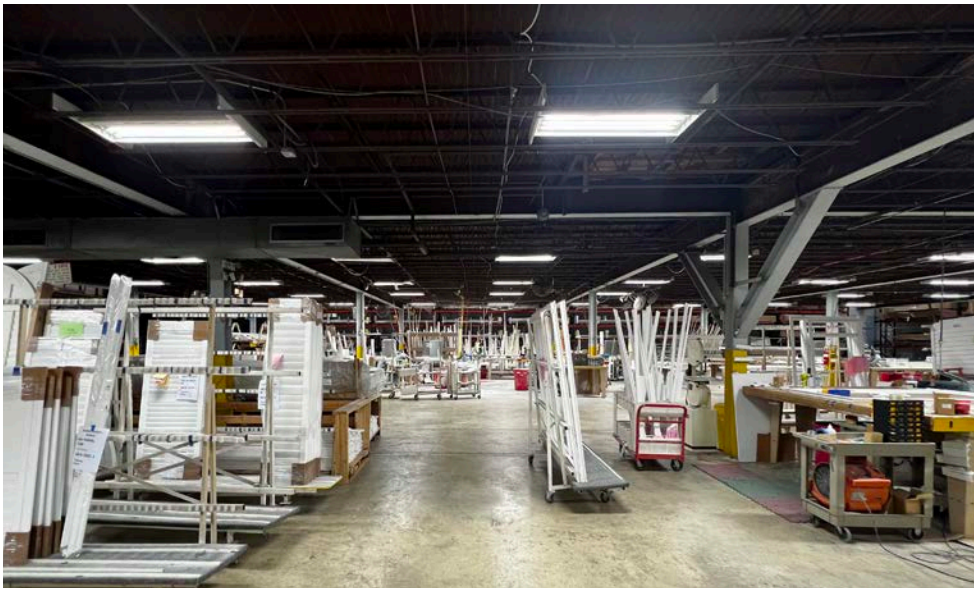
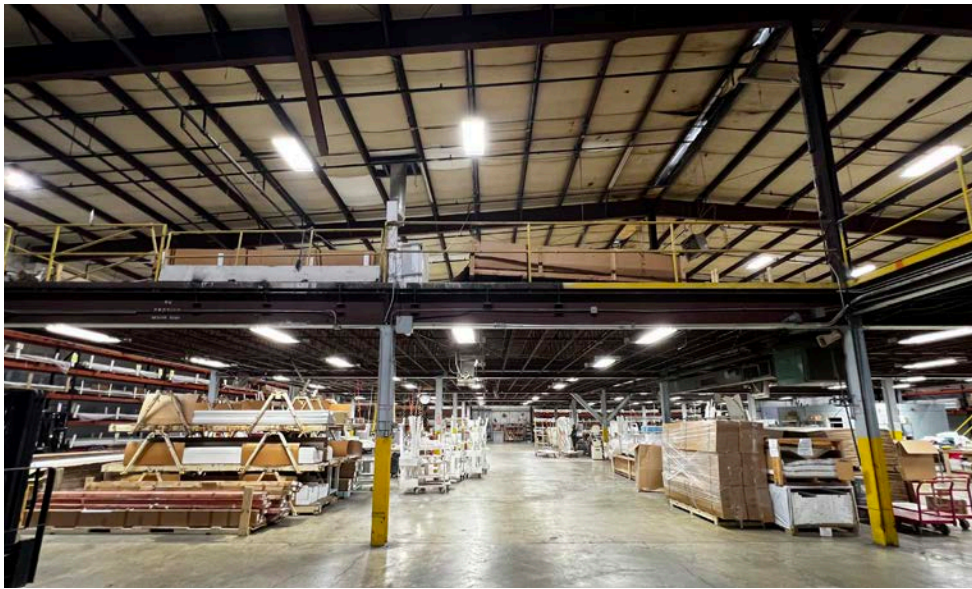
# 1. 516 Jefferson Blvd. | Birmingham, AL



## Overview

Total SF	27,752 SF
Acreage	1.48 Acres
Building Type	Metal
Year Constructed	1989
Zoning	B2
Clear Heights	33'
Dock-High Doors	Two (2)
Drive-In Doors	One (1)
NOI	\$132,000
Lease Type	NNN
Tenant	The Blind Man, LLC
Website	<a href="https://www.theblindmaninc.com/">https://www.theblindmaninc.com/</a>

# 1. 516 Jefferson Blvd. | Photos



The information presented in this brochure is deemed reliable but not guaranteed.

## 2. 1054 Goldenrod Street | Leeds, AL



### Overview

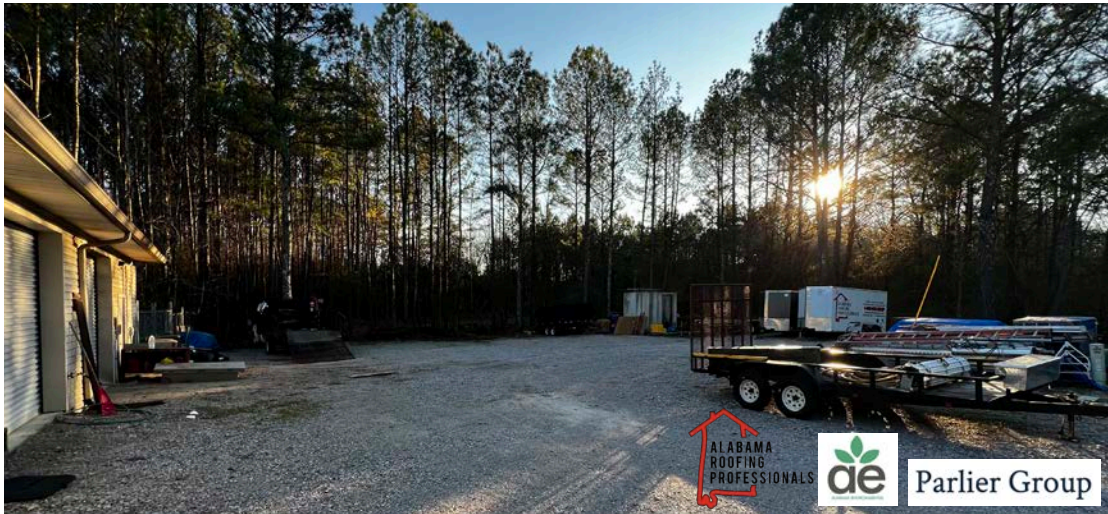
Total SF	28,320 SF
Acres	1 Acre
Building Type	Metal
Year Constructed	1970
Zoning	I-2
Clear Heights	16' - 22'
Dock-High Doors	One (1)
Drive-In Doors	One (1)
Roll-Up Doors	Two (2)
NOI	\$201,072
Lease Type	NNN
Tenant	Ingersoll Rand
Website	<a href="https://www.ingersoll-rand.com/en-us/">https://www.ingersoll-rand.com/en-us/</a>

# 2. 1054 Goldenrod Street | Photos



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# 3. 5508 Eastcliff Ind. Blvd. | Trussville, AL



## Overview

Total SF	5,600 SF
Acreage	1 Acre
Building Type	Masonry/Siding
Year Constructed	2007
Zoning	QM1
Roll-Up Doors	Four (4)
NOI	\$76,200
Lease Type	MG
Tenants	Parlier Group Sales, LLC (2,800 SF) Alabama Environmental Turf (1,400 SF) Dewayne Parker (1,400 SF)
Websites	<a href="https://parliergroup.com/">https://parliergroup.com/</a> <a href="https://www.alabamaenviro.com/">https://www.alabamaenviro.com/</a> <a href="https://www.alroofpros.com/">https://www.alroofpros.com/</a>

# 3. 5508 Eastcliff Ind. Blvd. | Photos



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# 4. 8584 Borden Avenue | Leeds, AL



## Overview

Total SF	16,000 SF
Acreage	4.83 Acres
Building Type	Metal
Year Constructed	1970
Zoning	M-2
Clear Heights	20' - 24'
Drive-In Doors	Twelve (12)
NOI	\$129,555
Lease Type	NN
Tenant	Guzzler Manufacturing, Inc.
Website	<a href="https://www.guzzler.com/">https://www.guzzler.com/</a>

# 4. 8584 Borden Avenue | Photos



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Industrial/Flex Portfolio | Birmingham, AL (11)

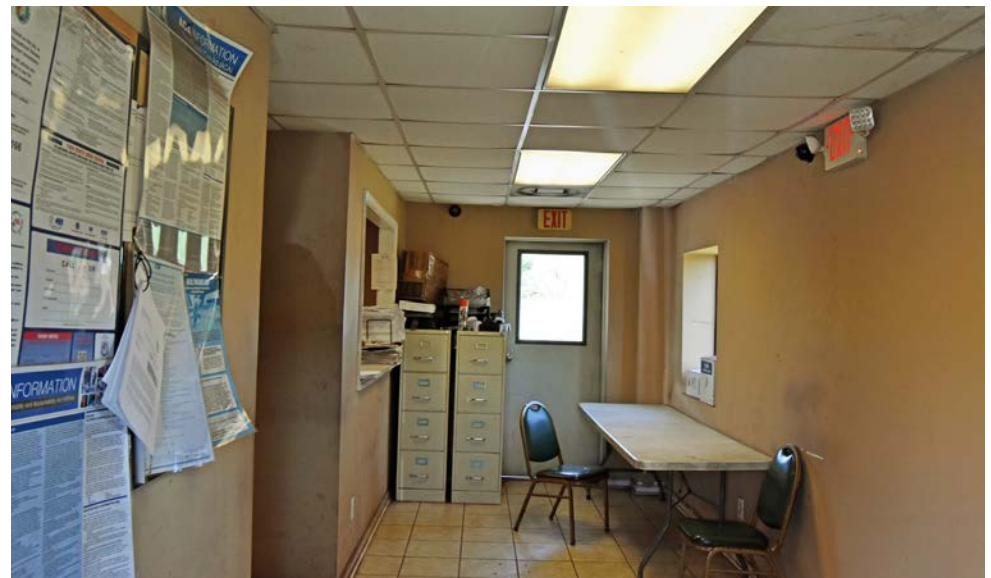
# 5. 911-921 Thomason Ave. | Birmingham, AL



## Overview

<b>Total SF</b>	69,000 SF
<b>Acreage</b>	4 Acres
<b>Building Type</b>	Metal
<b>Year Constructed</b>	1967
<b>Zoning</b>	M-1 (Light Industrial)
<b>Clear Heights</b>	18' - 26'
<b>Dock-High Doors</b>	Four (4)
<b>Drive-In Doors</b>	Five (5)
<b>NOI</b>	\$188,472
<b>Lease Type</b>	NNN
<b>Tenant</b>	Estate Products, Inc.
<b>Website</b>	<a href="https://www.estateproducts.com/">https://www.estateproducts.com/</a>

# 5. 911-921 Thomason Ave. | Photos



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# 6. 112 3rd Street N. | Birmingham, AL



## Overview

Total SF	10,000 SF
Acreage	.44 Acres
Building Type	Masonry
Year Constructed	1974
Zoning	M-1 (Light Industrial)
Clear Heights	16'
Dock-High Doors	Nine (9)
Drive-In Doors	One (1) - Oversized
NOI	\$50,000
Lease Type	NNN
Tenant	JB Hunt Trucking
Website	<a href="https://www.jbhunt.com/">https://www.jbhunt.com/</a>

# 6. 112 3rd Street N. | Photos



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Industrial/Flex Portfolio | Birmingham, AL

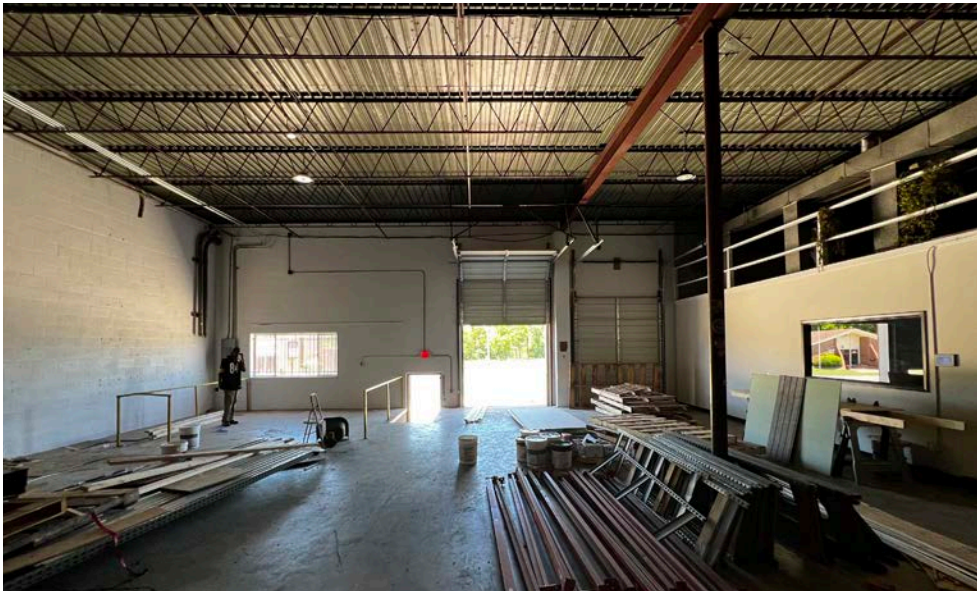
# 7. 619 4th Avenue N. | Birmingham, AL



## Overview

<b>Total SF</b>	13,000 SF
<b>Acreage</b>	.54 Acres
<b>Building Type</b>	Masonry
<b>Year Constructed</b>	1965 (Renovated in 2024)
<b>Office Space</b>	1,600 SF
<b>Clear Heights</b>	16.5'
<b>Dock-High Doors</b>	Four (4)
<b>Power</b>	Three-Phase
<b>NOI</b>	\$84,492
<b>Lease Type</b>	NNN
<b>Tenant</b>	CoopVilla Events, LLC

# 7. 619 4th Avenue N. | Photos



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# 8. 6700 Oporto Madrid Blvd. | Birmingham, AL



## Overview

Total SF	10,000 SF
Acreage	2 Acres
Building Type	Metal
Year Constructed	1971
Zoning	CM1
Roll-Up Doors	One (1)
Drive-In Doors	One (1)
NOI	\$47,736
Lease Type	NNN
Tenants	Central AL. Chapter Independent Electrical Contractors, Inc.
Website	<a href="https://www.ieccal.org/">https://www.ieccal.org/</a>

# 8. 6700 Oporto Madrid Blvd. | Birmingham, AL



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# Industrial Market Overview



## BIRMINGHAM'S INDUSTRIAL MARKET

Over the past 12 months, Birmingham's industrial market has shown clear signs of recovery and stability, with nearly 1 million square feet of positive absorption, vacancy holding near 5% (below the national average), and rents continuing to trend upward. As new supply has slowed, improving demand has helped rebalance the market and reinforce Birmingham's position as a dependable, cost-effective industrial hub.

**Birmingham combines stable fundamentals, positive absorption, and below-market pricing, positioning it as a leading value-driven industrial market in the Southeast.**





IRONVEST  
PARTNERS

## For More Information

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