

**FOR SALE**

## RAIL SERVED WAREHOUSE FOR SALE

2601 Commerce Blvd  
Irondale, AL 35210

**BUILDING SIZE** 49,000 SF plus (2) separate storage  
sheds totaling +3,900 SF

**SITE SIZE** 2.86 Acres

**REDUCED SALE PRICE: \$2,995,000**

### PROPERTY HIGHLIGHTS

- Warehouse/distribution building with 5,000 SF office area
- Office space recently renovated and in great condition
- 2.86 Acre site is concrete/asphalt and fenced
- Built in 1969, with additions in 1997
- Active Norfolk Southern rail serves building-7 railcar spots on site
- Ceiling height: 16' - 32'
- Dry sprinkler system with 3 risers
- Loading: (8) dock-high doors with pit levelers, shelters and dock locks and (3) drive-in doors
- LED lighting and 3-Phase heavy power
- Equipment to remain: (6) Bulk material silos with blowers
- Great industrial neighbors and located less than a mile from Hwy. 78 and 2.5 miles to I-20.



*Information deemed reliable; not guaranteed.*

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