

3722 3rd Avenue South

Birmingham, Alabama 35222

FOR SALE OR LEASE



3rd Avenue South

Versatile
Southside
Flex Space

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IRON VEST
PARTNERS

Property Overview

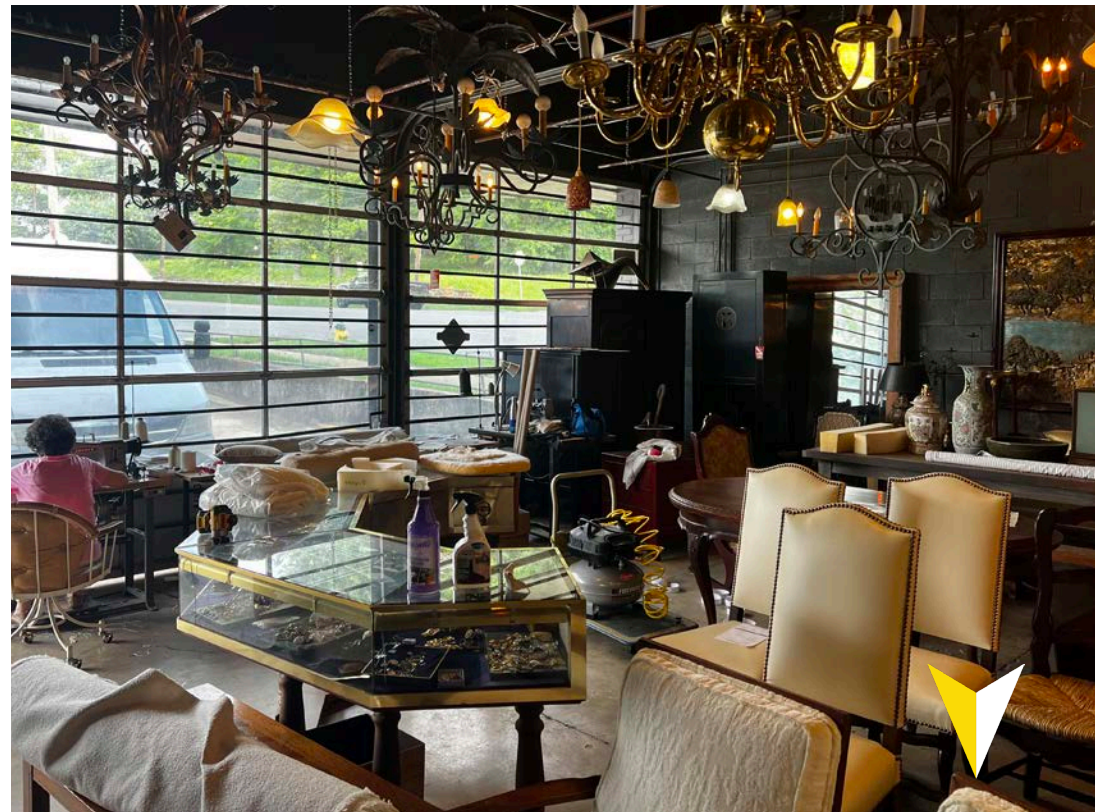
Address	3722 3rd Avenue South Birmingham, AL 35222
Building Size	14,300 SF
Available Space	7,300 SF
Property Type	Freestanding Flex-Retail/Warehouse
Land Area	.48 Acres
Year Built	1975
Clear Height	15'
Zoning	M-1
Opportunity Zone	Yes
Roll-Up Doors	Three (3)
Dock Doors	Three (3)

Sales Price: **\$1,250,000**

Lease Rate: **\$7.50/SF NNN**

Key Considerations:

- **Versatile Industrial Asset** - zoned M-1, allowing for a variety of uses, fully sprinkled and primed for light manufacturing, warehousing, or creative use
- **15' Clear Height**, the space offers vertical flexibility for storage, machinery, or mezzanine buildout
- **Located in Birmingham's Thriving Southside Corridor**, adjoining the Rotary Trail on the North side, and surrounded by an array of businesses ranging from restaurants and breweries to industrial users



Transtar Aftermarket Solutions



LESSEE

Transtar Aftermarket Solutions

NO. OF LOCATIONS

100+

WEBSITE

transtaraftermarket.com

Transtar Aftermarket Solutions is a global leader in transmission and driveline solutions, offering one of the industry's broadest catalogs of OE and aftermarket parts, remanufactured products, and rebuild kits.

Founded in 1975 and headquartered in Cleveland, Ohio, Transtar serves customers in over 80 countries through a network of more than 100 distribution centers across the U.S., Puerto Rico, and Canada.



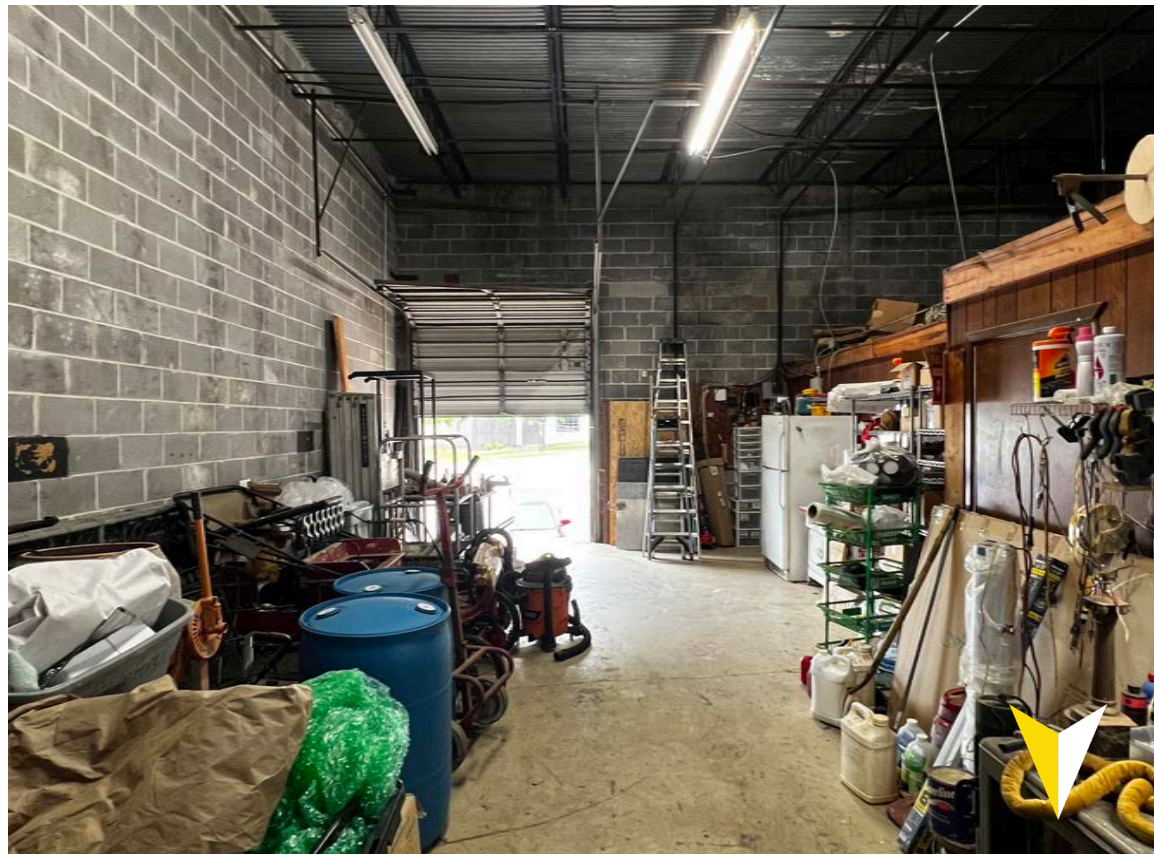
Lease Specifications:

Transtar Aftermarket Solutions:

Space	7,000 SF
Term	5 Years
Lease Rate	\$7.50/SF, NNN



Property Photos



Location Overview

- **Centrally Located** just minutes from I-65 (2.5 miles), I-20 (2.6 miles), and U.S. Highway 280 (1.3 miles), offering easy access for customers and employees
- **In Walking Distance to Popular Dining and Entertainment in Avondale** such as Joyland, Saws, Avondale Brewing, Luna, Big Spoon Creamery, and Punch Love Coffee
- **Surrounded by Growth and Development** - Half a mile from the new \$16.5M upscale multifamily development, Axel Row, and Switchyards, Avondale's newest concept of shared workspace



Contact Us:

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