



BIRMINGHAM MSA | EXCESS LAND FOR IOS | PRIME VALUE-ADD OPPORTUNITY

FOR SALE OR LEASE

NEWLY RENOVATED INDUSTRIAL & IOS SITE

Offering Memorandum • 119 & 121 Metrock Circle, Helena, AL 35080



EXCLUSIVELY OFFERED BY:

◆ Point of Contact

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INVESTMENT SUMMARY



OFFERING PRICE:
\$1,875,000



ASKING LEASE RATE:
\$10.50/SF NNN

PROPERTY

GLA	15,600 SF
Price/SF	\$120.19
Lot Size	2.46 Acres
Year Built Renovated	1970 2025
Property Address	119 & 121 Metrock Cir, Helena, AL 35080
Occupancy	0%
Clear Height	16.5'
Drive-In Doors	Four (4)
Dock Doors	One (1)
Office Area	625 SF
Warehouse Area	14,975 SF
Zoning	M1 Light Industrial



THE OFFERING

Northmarq, as exclusive agent, is pleased to present to qualified investors the opportunity to lease or acquire the fee simple interest in the value-add industrial property located at 119 & 121 Metrock Cir, Helena, Alabama. The subject property totals 15,600 square feet and rests on a total of 2.46 acres of land that features a fenced IOS site. The newly renovated property includes one loading dock, four drive-in doors, and a clear height of 16.5'. The renovations include improvements to the roof, new exterior painting, LED lighting, and a new drive-in door. Offered well below replacement cost, the property has significant value-add opportunity through filling the vacancy or is an ideal space for an owner-user.

Located in the high-growth area of south Shelby County, the submarket features a low industrial vacancy rate of roughly 2.6% for like-kind properties in the immediate area. Ideally positioned just off Helena Rd, the property is situated in close proximity to Highway 31, Interstate 65 and downtown Birmingham.

INVESTMENT HIGHLIGHTS



Prime Investment Opportunity

Newly Renovated Industrial Warehouse & IOS Site | Available for Sale or for Lease



Fenced Laydown Yard | 15,600 SF Industrial Warehouse

2.46 Total Acres with M1 Light Industrial Zoning | One Dock Door & Four Drive-In Doors | 16.5' Clear Height



New 2025 Renovations

Improvements Include Exterior Painting, New Drive-In & Walk-In Doors, LED Lighting, Sealed Roof, Fenced Laydown Yard, Connected the Two Lots, & More



Significant Value-Add Opportunity

Significant Value-Add Opportunity by Filling Vacancy or Ideal for an Owner-User | Shelby County/I-65 Submarket is a Booming Industrial Corridor



High-Growth Area

2.6% Vacancy Rate for Like-Kind Industrial Properties in the Submarket | Strong Rental Rates



Close Proximity to I-65

In Close Proximity to Downtown Birmingham | Located Less than 2 Miles from Hwy 31 & 3 Miles from I-65

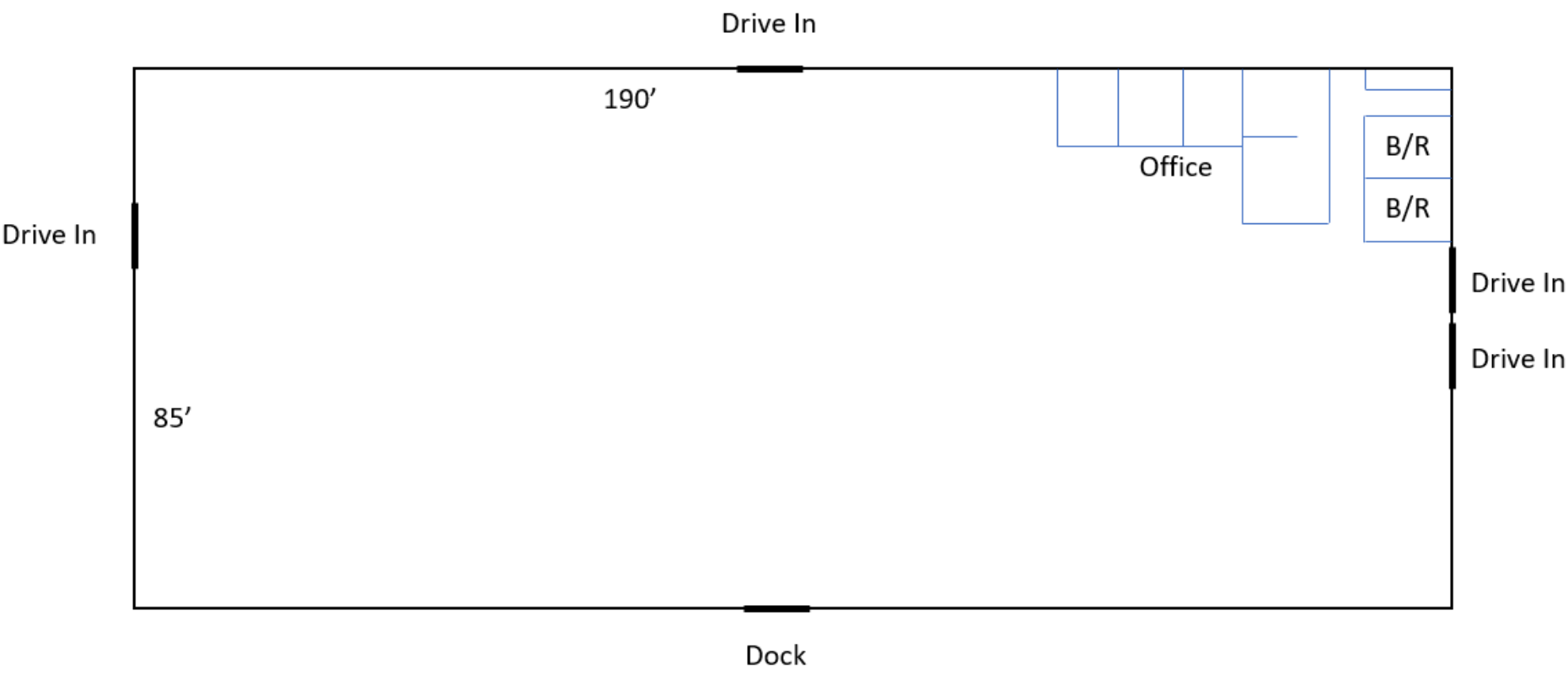


SPACE AVAILABLE FOR LEASE

Total SF Available	+/- 15,600 SF
Asking Rate	\$10.50/SF
Lease Form	NNN
Land Area	2.46 AC
Warehouse Area	+/- 14,975 SF
Office Area	+/- 625 SF



FLOOR PLAN



SUBJECT AERIAL





BIRMINGHAM, ALABAMA

Birmingham is situated in the north central region of Alabama and serves as the seat of Jefferson County, Alabama's most populous county. The Birmingham metropolitan area has a population of 1,180,631, and is the largest in Alabama.

Founded on a culture of entrepreneurship and resiliency, Birmingham is home to a diverse and dynamic range of companies and communities. Centrally located in the Southeast, companies take advantage of Birmingham's vast transportation network to improve their access to global markets. Five interstates (I-20, 22, 59, 65, and 459) provide access to over 250 million consumers, nearly 80 percent of the U.S., within a two-day drive. Additionally, three major railroad systems are available – CSX, Norfolk Southern and BNSF – as well as the Port of Birmingham, a 184-acre inland port.

The University of Alabama at Birmingham is a powerhouse for academic, clinical and research innovation throughout the Birmingham region, statewide, nationally and throughout the globe. With an enrollment of more than 21,500 students in 2022, employment of more than 21,000 full-time and part-time individuals, and more than 149,000 active alumni worldwide, the impacts of UAB can be felt by many throughout the world. As the largest single employer in the state of Alabama, UAB generates significant impacts for its employees and the state in terms of economic, employment and government revenue impacts on a daily basis. UAB, the UAB Health System, and Southern Research drive a significant amount of the Alabama economy every year, which amounted to \$8.3 billion for the city of Birmingham in FY2022.

The University of Alabama at Birmingham



Source: www.birminghambusinessalliance.com, www.uab.edu/impact

The regional economy is broadening from a manufacturing base to include biotechnology and financial services, helping attract younger talent. Automotive production remains a core strength with Mercedes-Benz, Honda, and Hyundai operating plants in the metro, while the statewide auto corridor grew with Mazda Toyota Manufacturing's Huntsville facility in 2021. Life sciences are gaining momentum through public and private initiatives, with nearly \$200 million in projects underway entering 2024 and a meaningful share concentrated in Birmingham.



The subject property is located along the I-65 corridor in Shelby County, a fast-growing industrial hub with active development around Pelham, Alabaster, and Calera. Direct interstate access to I-459, I-65, and the proximity to Alabama's automotive supplier network are fueling demand for industrial and industrial outdoor storage (IOS).

Other major employers in the Birmingham metro include Regions Financial Corporation, St. Vincent's Health System, Children's Hospital of Alabama, AT&T, Honda Manufacturing, Mercedes-Benz U.S. International, Brookwood Baptist Health, Blue Cross-Blue Shield of AL, PNC Financial Services, and Wells Fargo.

**"Best City for
Job Seekers"**

MoneyGeek, 2021

DEMOGRAPHICS

119 & 121 Metrock Cir, Helena, AL 35080



Population	1 mile	3 miles	5 miles
2025 Population	2,704	38,238	89,911
2030 Population	2,784	39,755	92,895
2020-2025 Annual Rate	0.57%	1.23%	0.85%
2025-2030 Annual Rate	0.58%	0.78%	0.66%



Households	1 mile	3 miles	5 miles
2025 Households	904	14,284	33,697
2030 Households	939	15,014	35,170
2020-2025 Annual Rate	0.64%	1.56%	1.13%
2025-2030 Annual Rate	0.76%	1.56%	1.17%



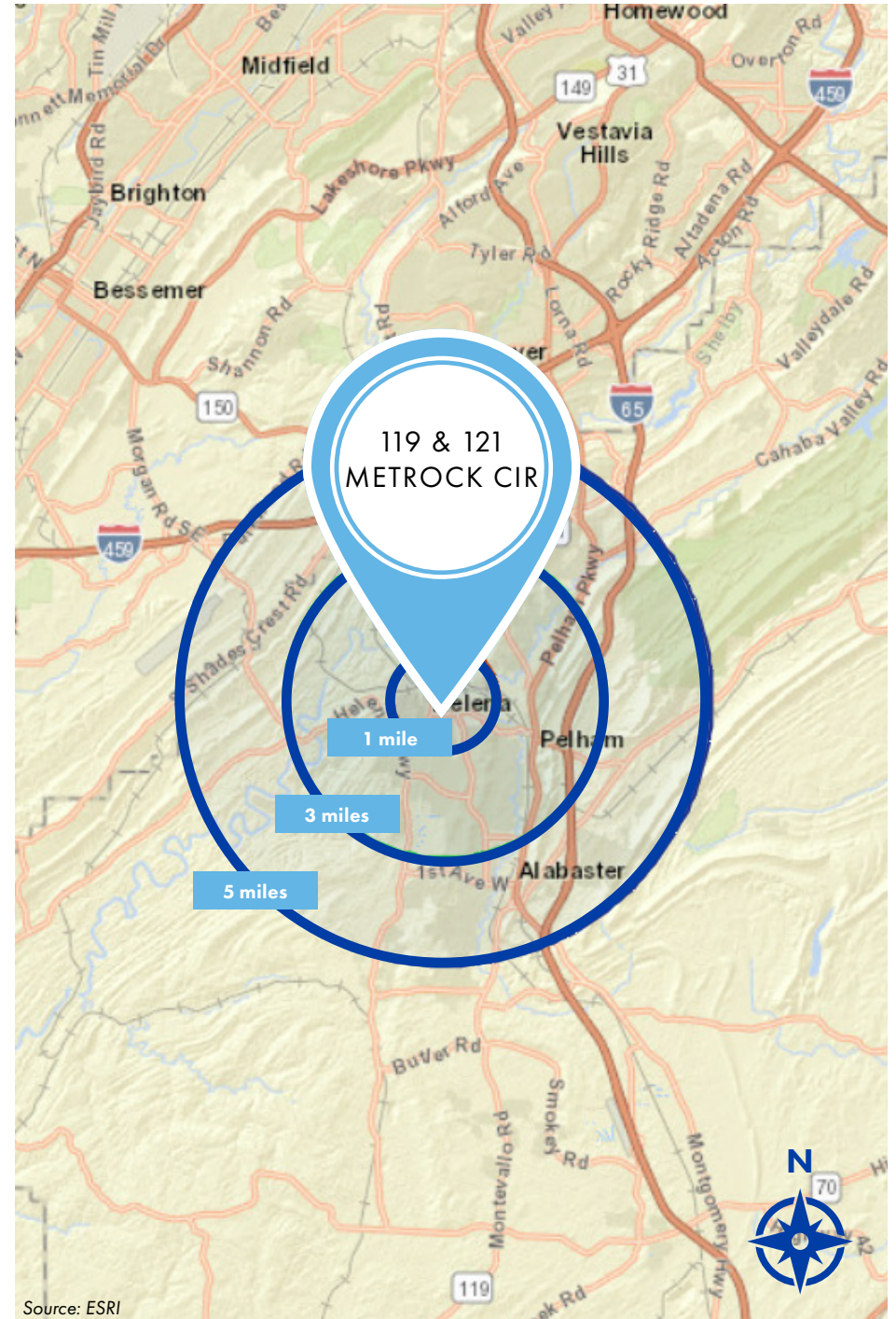
Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$119,322	\$127,612	\$128,937
2030 Average Household Income	\$130,843	\$139,077	\$141,272



89K
POPULATION
(5 MILES)



\$128K
AVG HH INCOME
(5 MILES)





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Commercial Real Estate

Debt + Equity | Investment Sales | Loan Servicing | Fund Management

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