



**FOR SALE OR LEASE**  
 4631 Messer Airport Hwy  
 Birmingham, AL

Warehouse, Manufacturing or Service Building



**43,500 SF Building on ±3.40 AC**

**Sale Price: \$3,850,000**

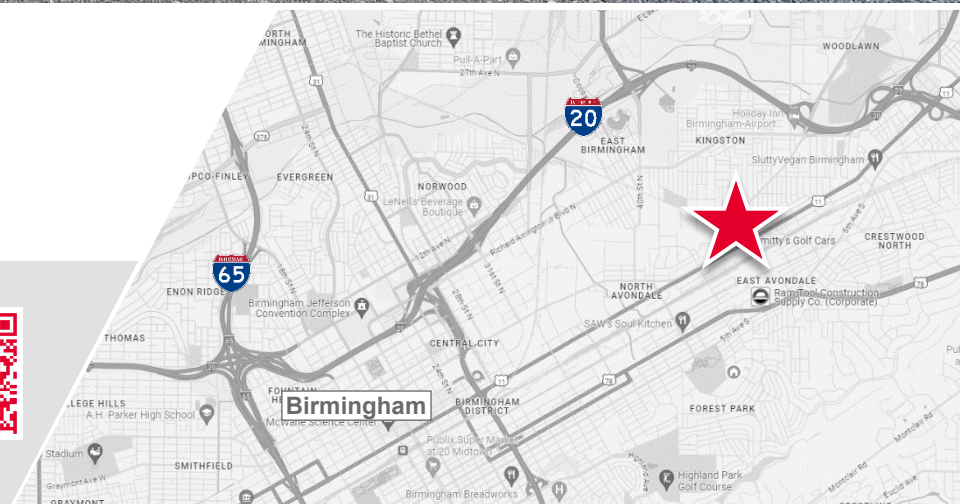
**Lease Price: \$6.95/SF NNN**

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# PROPERTY DETAILS



## BUILDING FEATURES

- New Construction (2021)
- ±1,200 SF of office space
- 18,000 SF covered/canopy area
- 8 Drive in doors
- Fully sprinkled
- 24' to 29' clear heights



## PROPERTY FEATURES

- ±3.40 acres
- Fenced and surfaced yard / storage area
- M-1 and M-2 Industrial zoning
- Direct access off Messer Airport Hwy
- Quick access to I-20/59

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