

Multi-Tenant Industrial Warehouse For Sale

100 Airpark Industrial Road | Alabaster, Alabama 35007



±87,000 SF
of Versatile
Warehouse Space
on Six Acres

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Property Highlights

- **Flexible Zoning:** M-1 allows for a wide range of uses, providing long-term value in a thriving growth corridor
- **Strategic Industrial Park Setting:** Located in the established and in-demand Airpark Industrial Park with minimal to no vacancy
- **Versatile Flex Layout:** Clear heights up to 21', designed to accommodate a variety of needs and large yard space for outdoor storage
- **Proximity to I-65:** Situated just 1.5 miles from I-65, 2.4 miles from the Shelby County Airport and 0.3 miles from Highway 31 offering easy accessibility to and from major markets



Specifications

Address	100 Airpark Industrial Road Alabaster AL 35007
Property Type	Warehouse
Year Built/Renovated	1989/1996
Building Type	Metal
Building Size	87,000 SF
Lot Size	Six (6) Acres (253,000 SF)

Asking Price: \$5,550,000 (\$63.79/SF)

Sales Comparables

Address	Date	SF	Sold Price	\$/SF
110 Commerce Dr. Pelham, AL	3/2024	60,400	\$5.7M	\$94.37
3500 Pelham Pkwy. Pelham, AL	1/2024	121,436	\$11.5M	\$94.70
107 Walter Davis Dr. Birmingham, AL	12/2025	74,000	\$5.5M	\$74.32
250 Lyon Lane Birmingham, AL	2/2026	60,239	\$5.6M	\$92.50
1811 Woodlands Ind. Dr. Trussville, AL	4/2026	130,000	\$7.28M	\$56.00

Information deemed reliable not guaranteed.

Property Photos



Location Highlights

Airpark Industrial Park's prime proximity to I-65 and Highway 31 ensures strong regional connectivity. Its central location within one of Shelby County's most active industrial corridors makes it an ideal hub for growing businesses and developments. Alabaster has experienced continuous growth since 1960, with its population expanding from a modest 1,600 individuals to almost 35,000.



Area Highlights

Alabaster, Alabama, is experiencing significant growth and development, marked by a dynamic housing market and substantial commercial investments.



District 31 Project: A transformative \$242 million mixed-use development is underway, set to bring approximately 75 new businesses, including national retailers, restaurants, a hotel, and office spaces. Construction is expected to begin June 2025, with openings anticipated in 2026.



New Recreation Center and Library: A \$43.7 million investment in a state-of-the-art facility featuring indoor courts, a fitness area, an outdoor pool, and a significantly expanded library. Construction is scheduled to commence in summer 2025, with the facility expected to open in 2027.

#34

BEST PLACES
TO LIVE
Fortune, 2024

35K

2025
POPULATION
Data USA

\$90K

MEDIAN HOUSEHOLD
INCOME
Census.gov

\$242.6K

MEDIAN HOME VALUE
Data USA

Population Growth

Year	1970	1980	1990	2000	2010	2020	2025 (est)
Population	2,642	7,079	14,732	22,619	30,352	33,284	34,748
% Growth	62.8%	167.9%	108.1%	53.5%	34.2%	9.7%	4.4%



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FOR SALE

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