

2717 28th Avenue North

Birmingham, AL 35207 **FOR SALE OR LEASE**



±20,000 SF
of Warehouse
Space on ±2.8
Acres

Sims Herron
Associate
919 448 1474
sh@ironvestpartners.com

IRONVEST
PARTNERS

Property Highlights

- **Flexible Zoning:** M-2 allows for a wide range of industrial uses, providing long-term value in a thriving growth corridor
- **Versatile Flex Layout:** Clear heights up to 22' in Building A, designed to accommodate a variety of needs and large yard space for outdoor storage
- **Proximity to Major Roadways:** Situated just 1.2 miles from I-65, 2 miles from I-20/59, and .5 miles from Highway 31 offering easy accessibility across Birmingham and to major markets.

Specifications

Address	2717 28th Avenue North Birmingham, AL 35207
Total Acreage	2.8 Acres
Total SF	±20,000 SF
Lease Rate	\$5.50/SF, NNN
Sales Price	Call Broker for Price

Building A

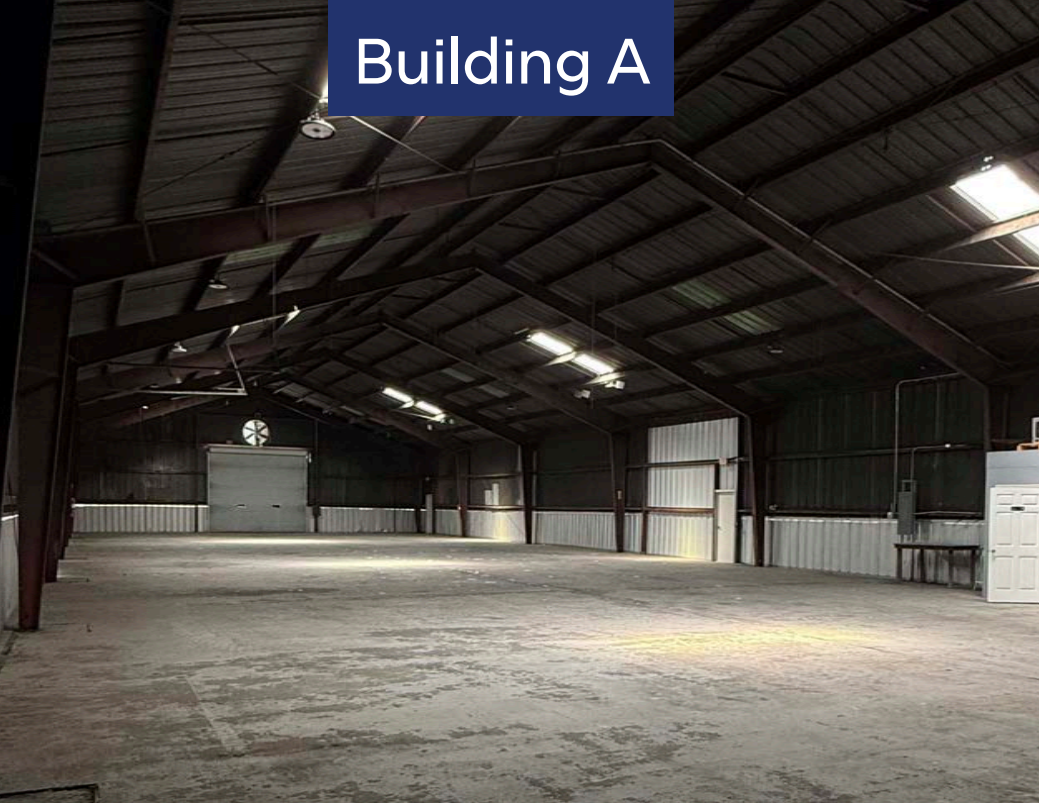
Size	10,000 SF
Clear Height	22'
Loading	2 Drive-In Roll-Up Doors
Office Space	±600 SF (Air Conditioned)
Restrooms	2
Power	200 Single-Phase
Fenced Yard	Yes

Building B

Size	10,000 SF
Clear Height	14'
Loading	3 Drive-In Roll-Up Doors
Office Space	±450 SF (Air Conditioned)
Restrooms	2
Power	480 Three-Phase
Fenced Yard	Yes



Building A



Building B



Location Highlights

Situated just 1.2 miles from I-65, 2 miles from I-20/59, and only 0.5 miles from Highway 31, the property offers exceptional connectivity across Birmingham and other large markets. Its position in North Birmingham places it within minutes of downtown, major industrial corridors, and key logistics routes, making it an ideal location for industrial operations.



Sims Herron
Associate
919 448 1474
sh@ironvestpartners.com

IronVest Partners
2101 1st Avenue North
Birmingham, AL 35203
ironvestpartners.com

