

Industrial Outdoor Storage Investment Sale

1625 19th Street North | Bessemer, AL 35020 **FOR SALE**



Robert Crook, CCIM
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IRONVEST
PARTNERS

Property Specifications

Address	1625 19th Street North Bessemer, AL 35020
Property Type	Warehouse/Outdoor Storage
Total Building SF	±5,581 SF
Acreage	3.05 Acres (on 7 Parcels)
Buildings	Two (2) - 4,000 SF & 1,581 SF
Ceiling Height	12' 6"
Zoning	C-3

Sales Price: \$1,350,000 (7.6%)

Investment Summary - Sunbelt

Tenant	Sunbelt Rentals
Lease Expiration	August 31, 2027
NOI	\$96,960

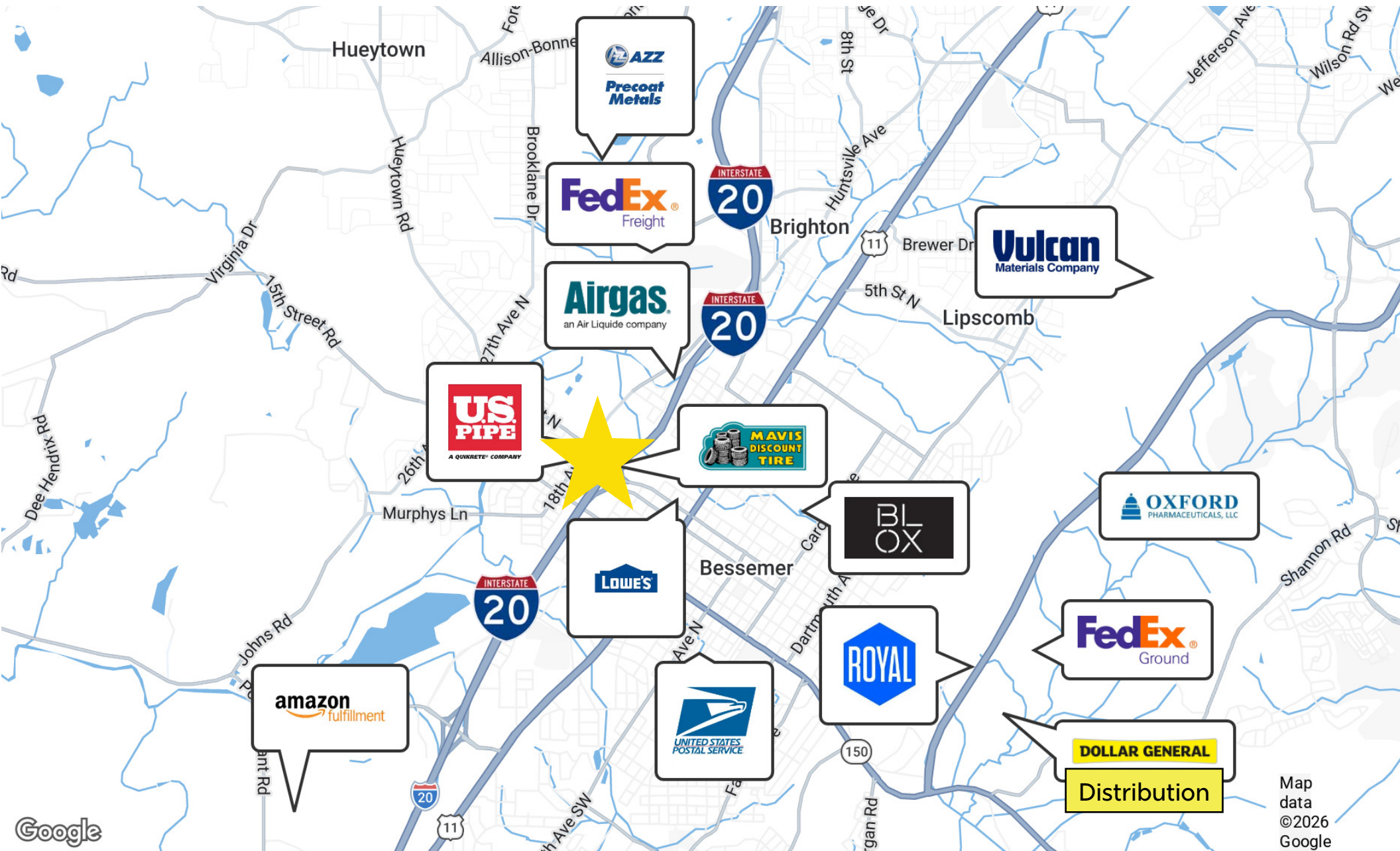
Investment Summary - Lamar

Tenant	The Lamar Companies
Lease Expiration	September 30, 2027
Rent	\$5,520/Year (2% Increases)
Total NOI	\$102,480

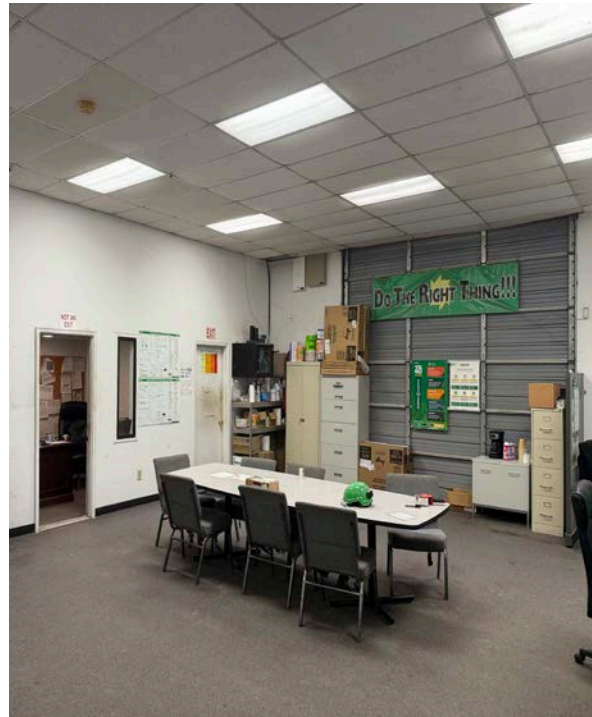
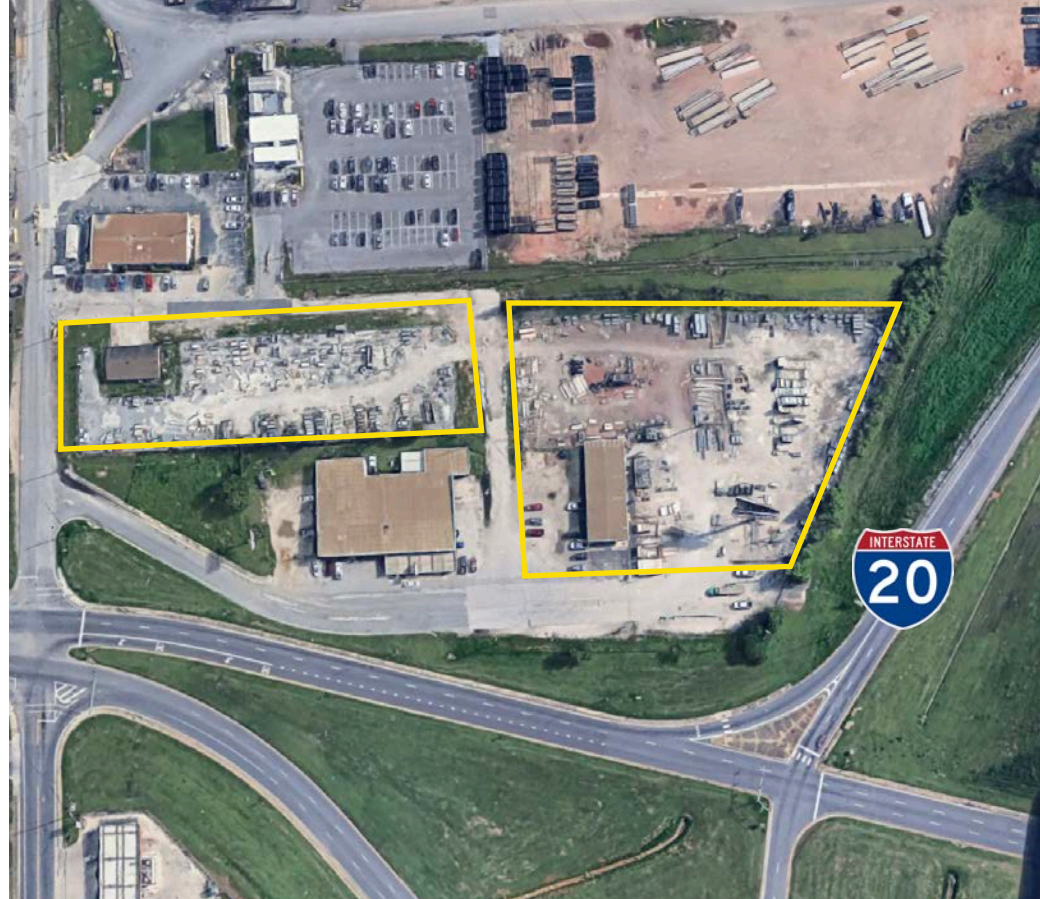
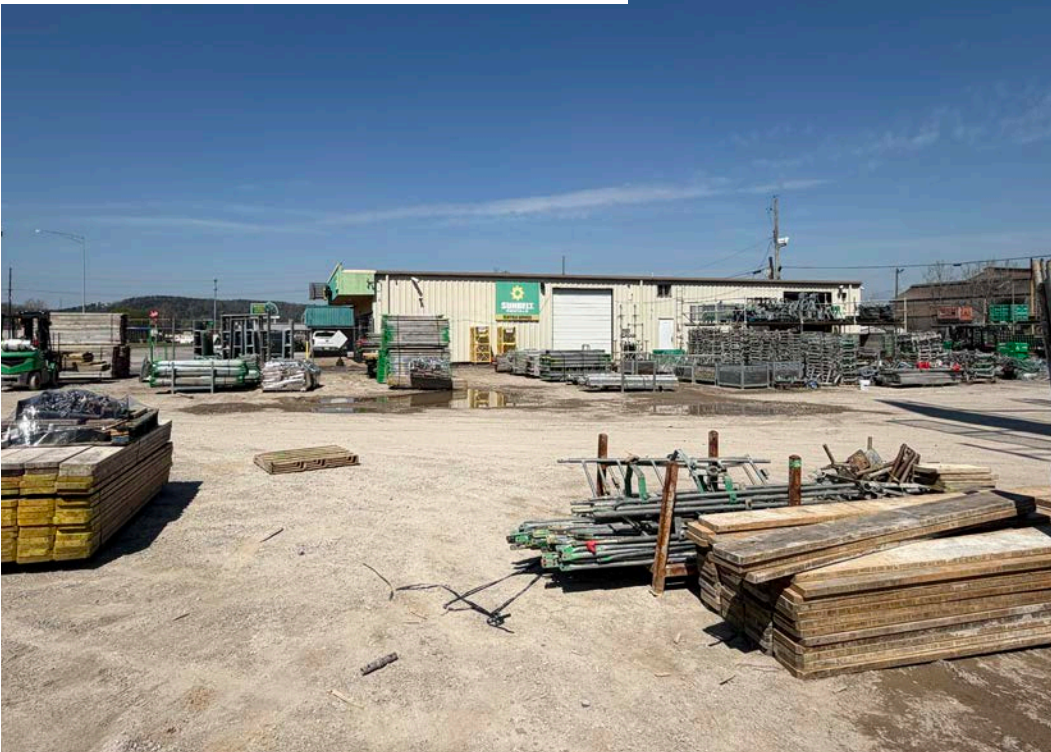


Location Highlights

Located adjacent to I-20/59, the property offers prime connectivity to Birmingham and surrounding metros. The property is surrounded by large distribution/fulfillment centers like FedEx, Dollar General, and Amazon as well as successful industrial businesses like U.S. Pipe and Vulcan Materials.



Property Photos



Sunbelt Rentals: NYSE - SUNB



SUNBELT
RENTALS®

\$10B
Revenue

\$290M
Net Income

1,400+
Locations

550K+
Equipment/Tools

Tenant Summary:

Sunbelt Rentals is a leading international equipment rental company serving customers across North America and the UK. The company provides a full range of construction and industrial equipment for diverse applications and industries through an extensive network of locations. It serves businesses in construction, industrial, service, repair, facility management, emergency response, event planners, and government sectors. Their mission is “**The Perfect Rental**,” a nod to their customized solutions and safety-first mindset that caters to individual project needs.

THE PERFECT RENTAL™



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Contact Us:

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