

# OFFICE WAREHOUSE AND YARD FOR SUBLEASE

3024 Messer Airport Highway ♦ Birmingham, AL ♦ 35203 ♦ Jefferson County



**10,000 SF ♦ SubLease Price: \$7,000/mo net of taxes and insurance**

**Mark Dinan, MBA, CCIM**

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**MARK DINAN**  
Commercial & Investment Real Estate

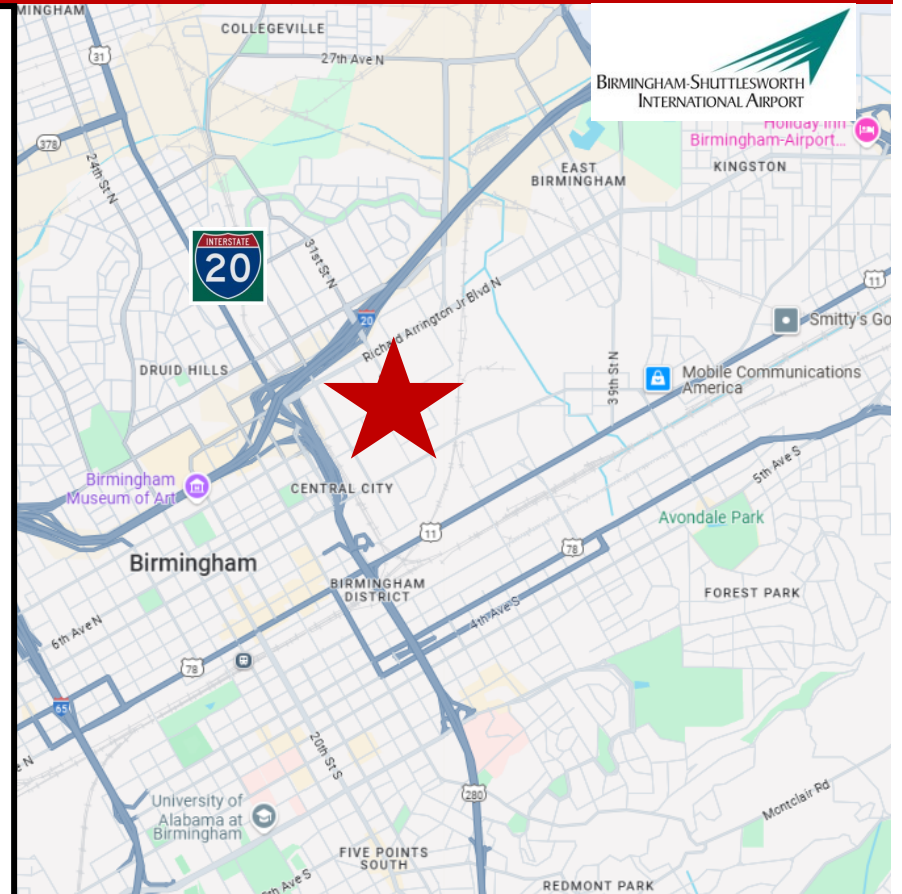


\*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.

# PROPERTY DETAILS

3024 Messer Airport Highway ♦ Birmingham, AL ♦ 35203 ♦ Jefferson County

- ♦ Rare Opportunity in Birmingham City Center.
- ♦ 10,000 sf Office/Warehouse.
- ♦ Features sales & business office, showroom, restrooms, and warehouse.
- ♦ Less than 2,000' to Interstate 59/20
- ♦ Secure, level, fenced yard.
- ♦ Pole Signage.
- ♦ Excellent location just east of Protective Stadium, Legacy Arena, Amphitheater, Norwood redevelopment, airport.
- ♦ Zoned M-2 Heavy Industrial, City of Birmingham
- ♦ High Ceilings
- ♦ Drive in Door
- ♦ Near Major Industrial and Commercial Suppliers and business providers.
- ♦ Property Taxes and Insurance: \$618 / month
- ♦ Available August 1st



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# AERIAL PHOTO

3024 Messer Airport Highway ♦ Birmingham, AL ♦ 35203 ♦ Jefferson County



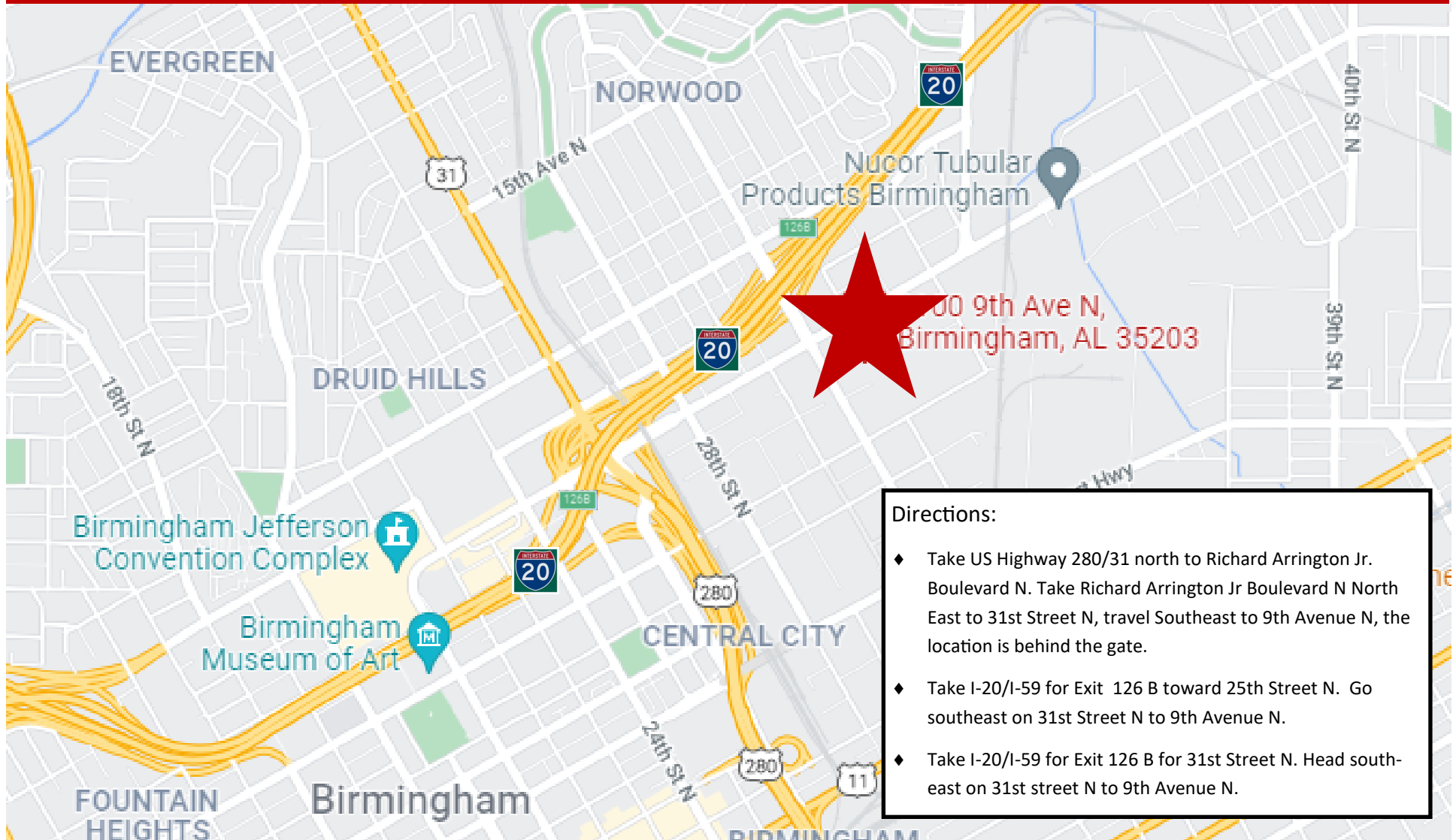
# PROPERTY PHOTOS

3024 Messer Airport Highway ◇ Birmingham, AL ◇ 35203 ◇ Jefferson



# LOCATION MAP

3024 Messer Airport Highway ♦ Birmingham, AL ♦ 35203 ♦ Jefferson County

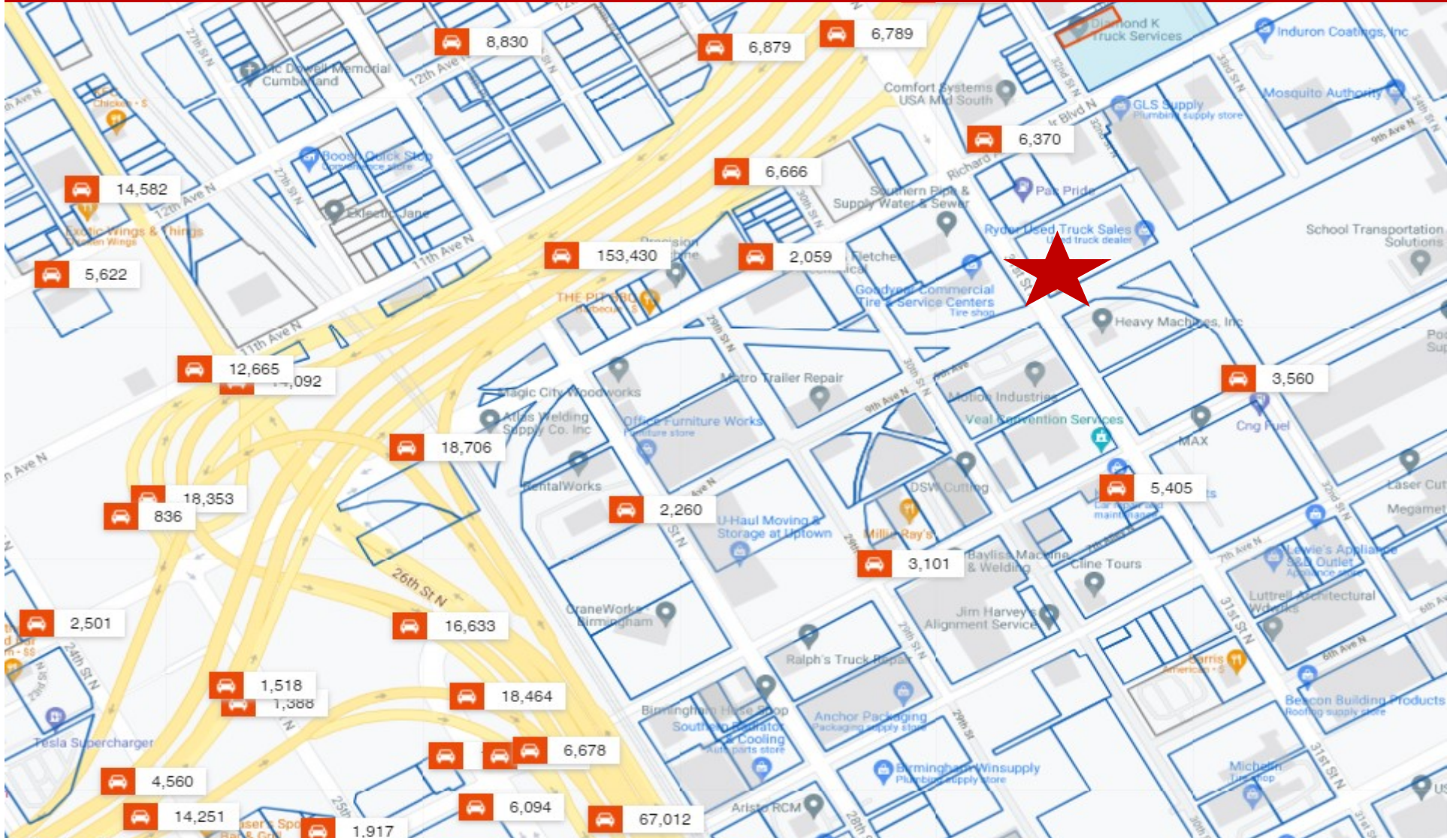


## Directions:

- ♦ Take US Highway 280/31 north to Richard Arrington Jr. Boulevard N. Take Richard Arrington Jr Boulevard N North East to 31st Street N, travel Southeast to 9th Avenue N, the location is behind the gate.
- ♦ Take I-20/I-59 for Exit 126 B toward 25th Street N. Go southeast on 31st Street N to 9th Avenue N.
- ♦ Take I-20/I-59 for Exit 126 B for 31st Street N. Head south-east on 31st street N to 9th Avenue N.

# TRAFFIC COUNTS

3024 Messer Airport Highway ♦ Birmingham, AL ♦ 35203 ♦ Jefferson County



# DEMOGRAPHICS

3024 Messer Airport Highway ♦ Birmingham, AL ♦ 35203 ♦ Jefferson County

## DEMOGRAPHIC SUMMARY

3024 Messer Airport Hwy, Birmingham, Alabama, 35203  
Ring of 5 miles

### KEY FACTS

157,260

Population



67,449

Households

35.4

Median Age

\$42,131

Median Disposable Income

### EDUCATION

8.0%

No High School Diploma



22.1%  
High School Graduate



22.4%  
Some College/  
Associate's Degree



47.5%  
Bachelor's/Grad/  
Prof Degree

### INCOME



\$51,186

Median Household Income



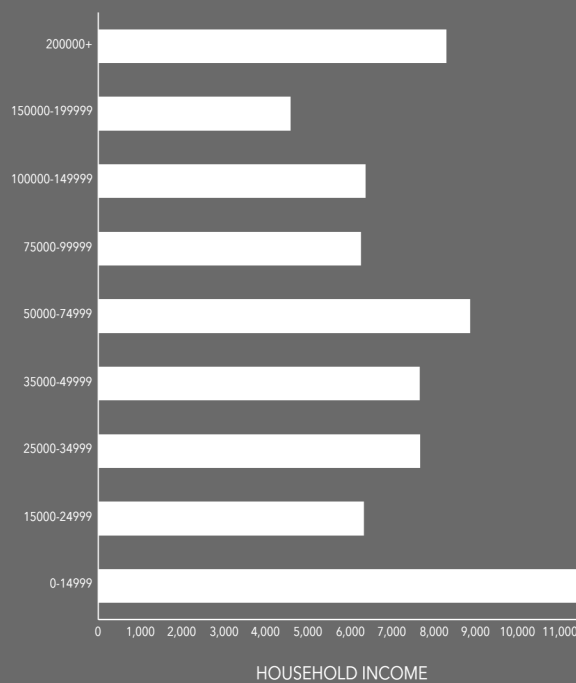
\$42,858

Per Capita Income

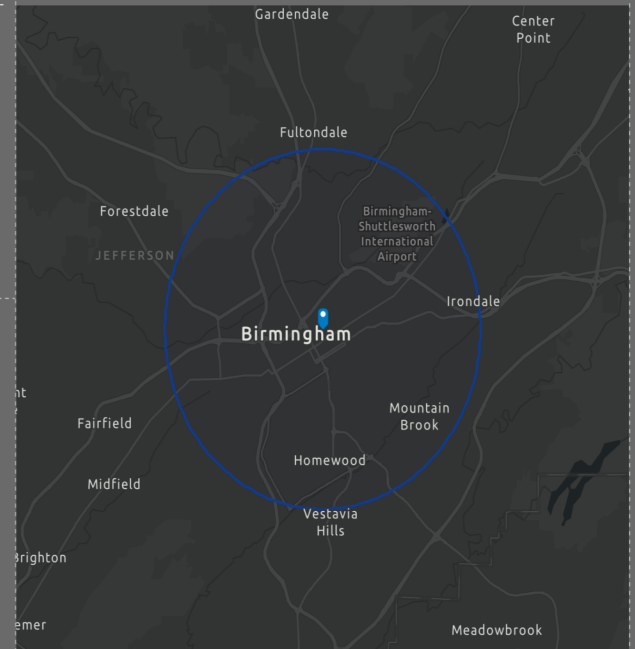


\$49,944

Median Net Worth



HOUSEHOLD INCOME



### EMPLOYMENT



70.9%

White Collar



14.6%

Blue Collar



17.5%

Services

4.5%

Unemployment Rate