

INDUSTRIAL FLEX FACILITY FOR SALE

816 Labarge Dr, Bessemer, AL 35022-8320 | Offering Price: \$1,600,000

Executive Summary

Exceptional owner-user value-add opportunity tailored for light industrial operators, institutional users, and corporate developers. This unique campus features two highly adaptable structures totaling **22,340 SF** situated on a massive **2.73-acre lot** (~118,918 Lot SF). The asset is positioned within a primary heavy commercial and industrial logistics hub in Jefferson County, offering seamless, heavy-vehicle direct routing to Hoover I-459 via Eastern Valley Road. Crucially, this asset is **100% debt-free**, ensuring an unencumbered closing process without structural lender delays.

Property Specifications

- **Total Campus Footprint:** 22,340 Gross SqFt
 - **Main Structure Layout:** 15,000 SqFt (Office / Flex / Assembly)
 - **Secondary Structure Layout:** 8,000 SqFt (Open Clear-Span Gym Layout)
 - **Zoning Designation:** I-1 (Light Industrial)
 - **Total Acreage Base:** 2.73 AC (118,918 Lot SF)
 - **Dedicated Paved Parking:** 120 Spaces (5.22 / 1,000 SF Ratio)
 - **Structural Composition:** Robust Rigid Steel Metal Construction (Built 1997)
 - **Parcel Identifier:** 38-00-29-3-001-001.008
-

Structural Layout & Asset Architecture

- **Main Administrative Building (15,000 SF):** Configured with high-density office suites, conference areas, break facilities, and flexible wide floor plates perfect for centralized management, dispatch, corporate operations, or an educational charter setup.
 - **Secondary Flex Structure (8,000 SF):** Features an expansive, fully open clear-span gym layout with generous ceiling clearances. Ideally suited for direct commercial athletic academies, distribution fulfillment, equipment storage, or custom light assembly lines.
 - **Expansive Lot Yard Space:** The open 2.73-acre perimeter yields immediate logistical runway for secure commercial fleet parking, heavy equipment staging, container loading, or future physical structural expansion.
-

Approved High-Value Target Uses

- **Light Industrial & Supply Logistics:** Manufacturing plants, courier distribution hubs, third-party logistics (3PL), mechanical contractors' operational storage yards, or technical data hubs.
 - **Commercial Special Purpose & Athletics:** Complete indoor sports training centers, gymnastic/cheer complexes, community hubs, commercial daycare facilities, or charter academies.
-

PRIMARY ACQUISITION CONTACT

- **Entity:** GECC
- **Representative:** Reg Jones
- **Direct Phone Line:** (205) 378-9770
- **Electronic Mail:** gecc.com@gmail.com