



200 4TH ST W BIRMINGHAM, AL 35204

INDUSTRIAL PROPERTY
VACANT
OWNER USER

Rich Sgroi
SVP of Business Development
rich@ironhornenterprises.com


OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*




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 5912 N Burdick St,
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PROPERTY OVERVIEW

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Investment Highlights

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Photos

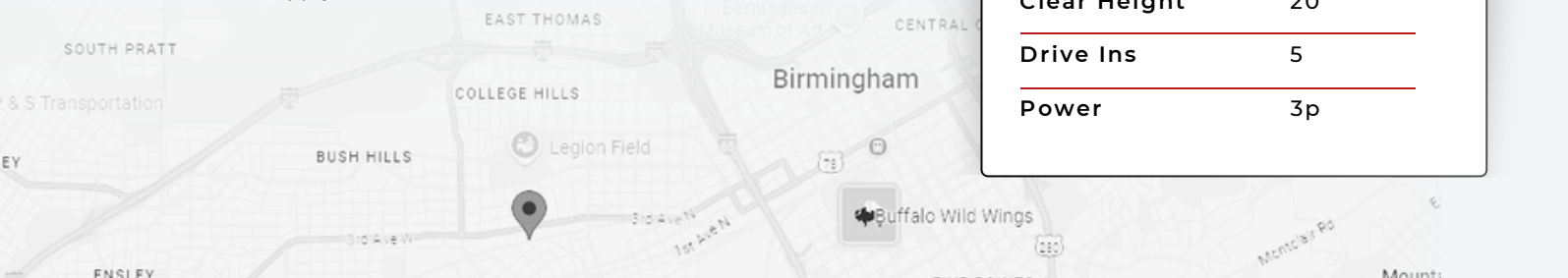
LOCATION OVERVIEW

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EXECUTIVE SUMMARY

200 4th Street W in Birmingham presents a rare vacant industrial opportunity in a highly desirable infill location just minutes from Downtown Birmingham. The property spans 2.39 total acres across two parcels, anchored by a 23,000 SF warehouse situated on 1.3 acres and complemented by an adjacent 1.09-acre lot at 401 3rd Avenue W—ideal for additional yard space, outdoor storage, or future expansion. The warehouse features an impressive 20' clear height and five grade-level doors, offering functional flexibility for distribution, manufacturing, fleet operations, or service-oriented users.

Positioned in Birmingham's urban core industrial corridor, the property provides quick access to I-20/59, I-65, and U.S. Highway 31, delivering seamless connectivity throughout the metro area and across the Southeast. Its proximity to Downtown Birmingham places it within minutes of the city's central business district, rail infrastructure, and established industrial users—making it a strategic option for both owner-users and investors seeking long-term value in a supply-constrained market.



THE OFFERING

Building SF	23,000 SF
Year Built/Reno	1971/2023
Lot Size (Acres)	2.39
Parcel IDs	2900032007015000 2900032007003000
Zoning Type	M1
Clear Height	20'
Drive Ins	5
Power	3p

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INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Located just minutes from downtown Birmingham, the property offers a central infill location with quick access to major highway corridors, supporting efficient regional and local distribution.



Expansive Space: The offering spans 2.39 total acres across two parcels, including a 23,000 SF warehouse on 1.3 acres plus an adjacent 1.09-acre lot at 401 3rd Avenue W, providing valuable yard space or future development potential.



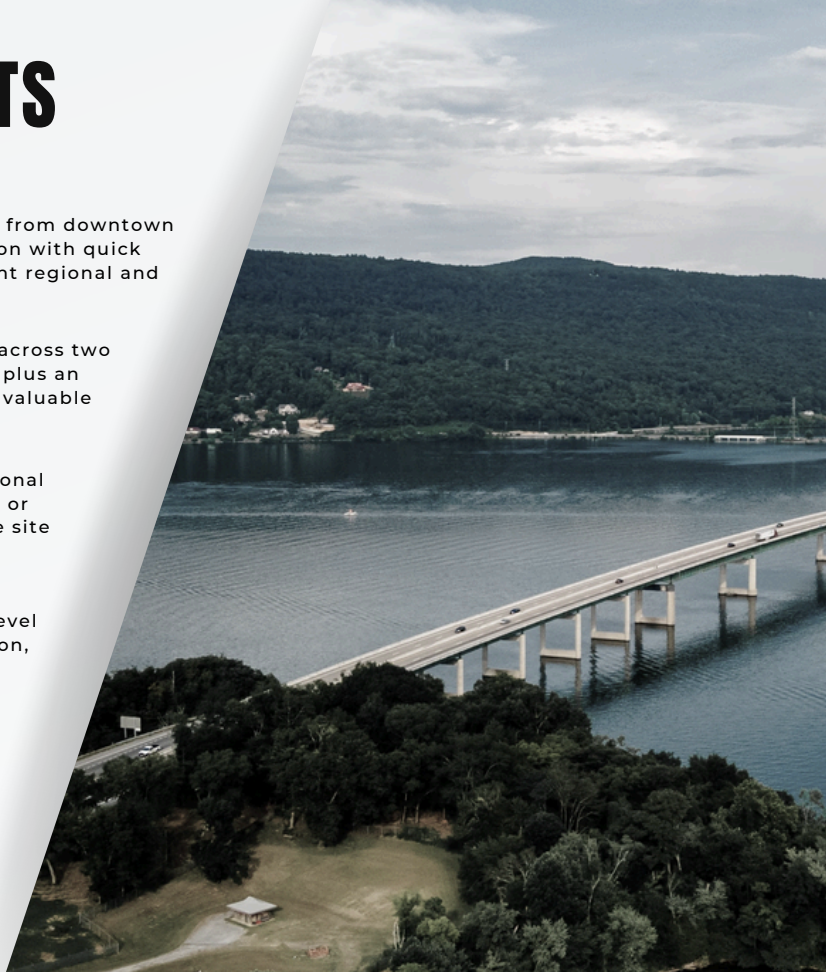
Strategic Features: The warehouse boasts an exceptional 20' clear height, enabling high-cube storage, racking, or specialized industrial operations, along with a flexible site configuration for a wide range of users.



Industrial Infrastructure: Equipped with five grade-level doors, the facility supports efficient loading, circulation, and diverse industrial or logistics uses.



Zoning Advantage: Vacant and positioned within an established industrial area, the property offers immediate occupancy and long-term versatility for industrial, logistics, or value-add development strategies.



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
OPERATING EXPENSES						
PROPERTY TAX	\$3,187	\$3,251	\$3,316	\$3,382	\$3,450	\$3,519
INSURANCE	\$9,800	\$9,996	\$10,196	\$10,400	\$10,608	\$10,820
TOTAL OPERATING EXPENSES	\$12,987	\$13,247	\$13,512	\$13,782	\$14,058	\$14,339
NET OPERATING INCOME	(\$12,987)	(\$13,247)	(\$13,512)	(\$13,782)	(\$14,058)	(\$14,339)

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PHOTOS

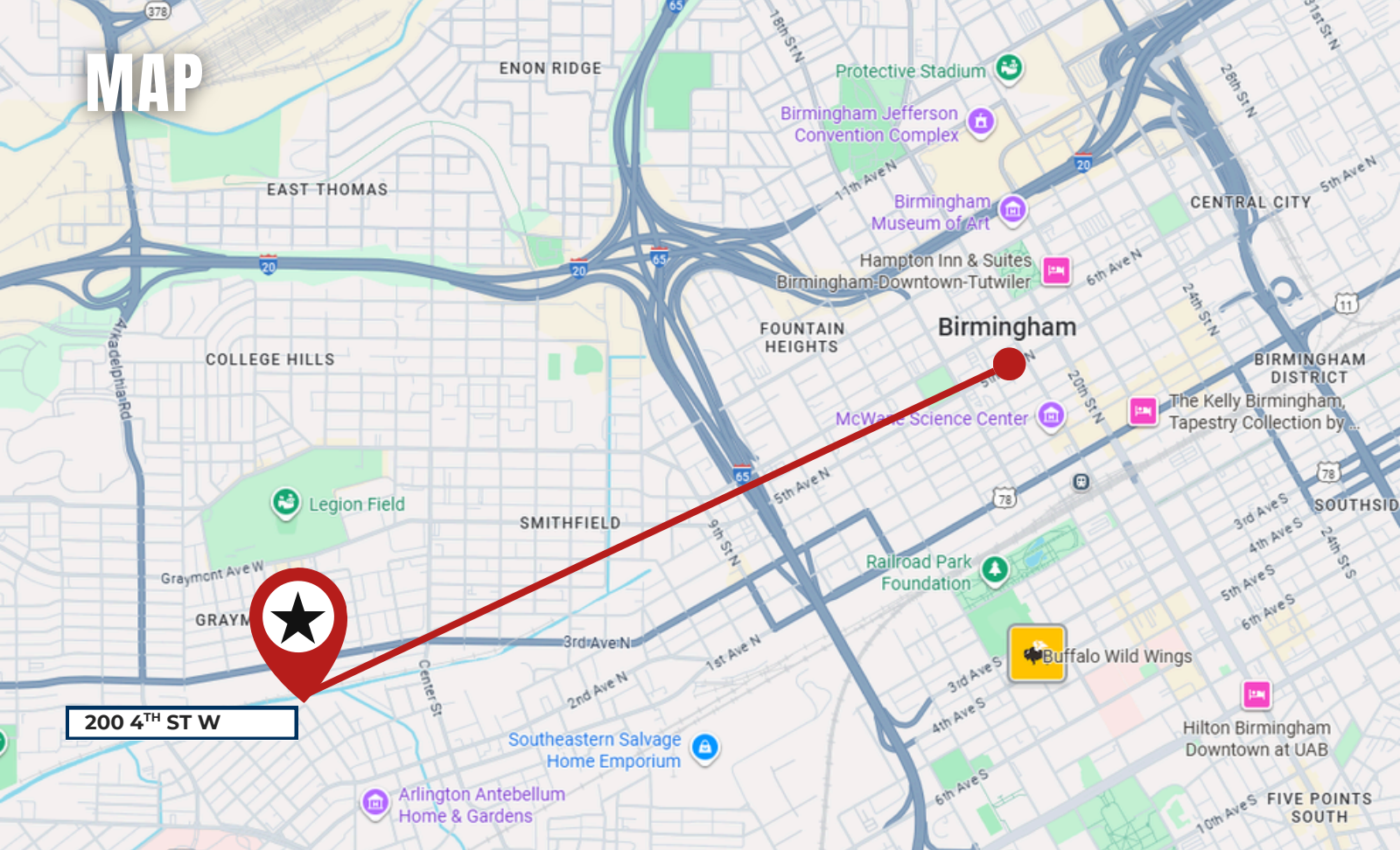


ABOUT BIRMINGHAM, AL

Birmingham is a compelling commercial and industrial real estate market driven by its strategic location at the crossroads of the Southeast, offering direct access to major transportation corridors including I-20/59, I-65, and I-459, which connect the city efficiently to Atlanta, Nashville, Memphis, and the Gulf Coast. The metro benefits from a diversified economic base anchored by logistics, manufacturing, healthcare, and distribution, supported by a stable and cost-effective labor pool. Compared to larger Southeastern markets, Birmingham provides lower land and operating costs, making it attractive for warehouse, IOS, and light-manufacturing users seeking infill and last-mile locations. Its established industrial corridors, proximity to rail and intermodal infrastructure, and continued redevelopment of urban infill sites position Birmingham as a strong value market for both tenants and investors looking for long-term growth, functional assets, and favorable entry pricing.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	8,968	72,780	164,038
2024 POPULATION	11,450	84,125	175,646
2029 PROJECTION	11,800	85,162	175,668
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	3,998	33,156	72,173
2024 HOUSEHOLDS	5,098	38,123	76,637
2029 PROJECTION	5,258	38,676	76,671
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$36,721	\$50,683	\$66,347

MAP



200 4TH ST W

Birmingham

Arlington Antebellum Home & Gardens

Southeastern Salvage Home Emporium

Railroad Park Foundation

Buffalo Wild Wings

Hilton Birmingham Downtown at UAB

FIVE POINTS SOUTH

COLLEGE HILLS

EAST THOMAS

ENON RIDGE

FOUNTAIN HEIGHTS

Hampton Inn & Suites Birmingham-Downtown-Tutwiler

Birmingham Museum of Art

Birmingham Jefferson Convention Complex

Protective Stadium

CENTRAL CITY

BIRMINGHAM DISTRICT

The Kelly Birmingham Tapestry Collection by ...

SOUTHSIDE

Legion Field

GRAYMONT

SMITHFIELD

Railroad Park Foundation

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