



Accelerating success.

Coming Fall 2024

For Lease  
±1,000 SF and up



2910-2940 Crestwood Boulevard  
Birmingham, Alabama 35213

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*\*Not actual property*



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## Building Specifications

<b>Address</b>	2910-2940 Crestwood Boulevard Birmingham, Alabama 35213
<b>Restrooms</b>	ADA accessible in each space
<b>Features</b>	High ceilings (optional loft) Base electrical outlets LED lighting Fully Heated and Cooled
<b>Loading</b>	Roll-up door for easy accessibility Building A: 12' x 14' Building B,C,D: 12' x 13.6'

## Additional Features

- Mixed-use building with direct access to U.S. Highway 78 and nearby access to I-20/59
- All units include an ADA accessible restroom
- All units have HVAC (fully heated and cooled)
- Flexible floor plans with units typically 1,000 to 1,550 SF
- MicroFlex™ properties can be used for everything and are perfect for high end vintage car storage.

YOUR SPACE.  
**YOUR WAY.**



# Interior Floorplan Options



(A) Flex unit as standard (above)

(B) Hobbyist & Makers Garage option with loft

(C) E-Commerce option with loft

  
**MICRO  
FLEX™**

# Site Plan

MicroFlex™ Birmingham-Irondale is strategically positioned for easy access and convenience. Located in a highly visible location on Crestwood Blvd, it offers quick access to I-20 and is minutes to downtown and suburban Birmingham, ensuring seamless connectivity for businesses and clients alike.

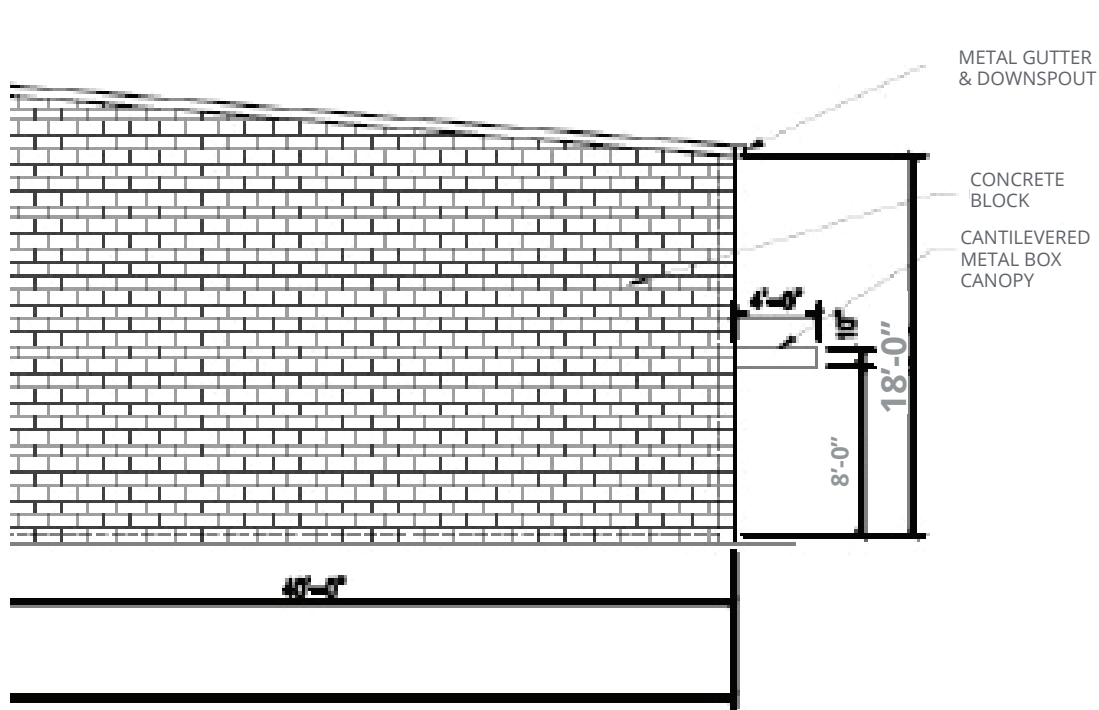


# Site Plan Layout



Flex	Flex+	Flex Premium	Flex Ultimate
<ul style="list-style-type: none"> <li>• 1,000 or 1,250 SQFT</li> <li>• Fully Heated &amp; Cooled</li> <li>• Includes ADA restroom</li> </ul>	<ul style="list-style-type: none"> <li>• 1,000 or 1,250 SQFT</li> <li>• Fully Heated &amp; Cooled</li> <li>• 200 SQFT of dedicated office space</li> <li>• Includes ADA restroom</li> </ul>	<ul style="list-style-type: none"> <li>• 1,300 or 1,550 SQFT</li> <li>• Fully Heated &amp; Cooled</li> <li>• Includes loft adding 300 SQFT</li> <li>• Includes ADA restroom</li> </ul>	<ul style="list-style-type: none"> <li>• 1,300 or 1,550 SQFT</li> <li>• Fully Heated &amp; Cooled</li> <li>• Includes Loft adding 300 SQFT</li> <li>• Includes ADA restroom</li> <li>• 200 SQFT of dedicated office space</li> </ul>

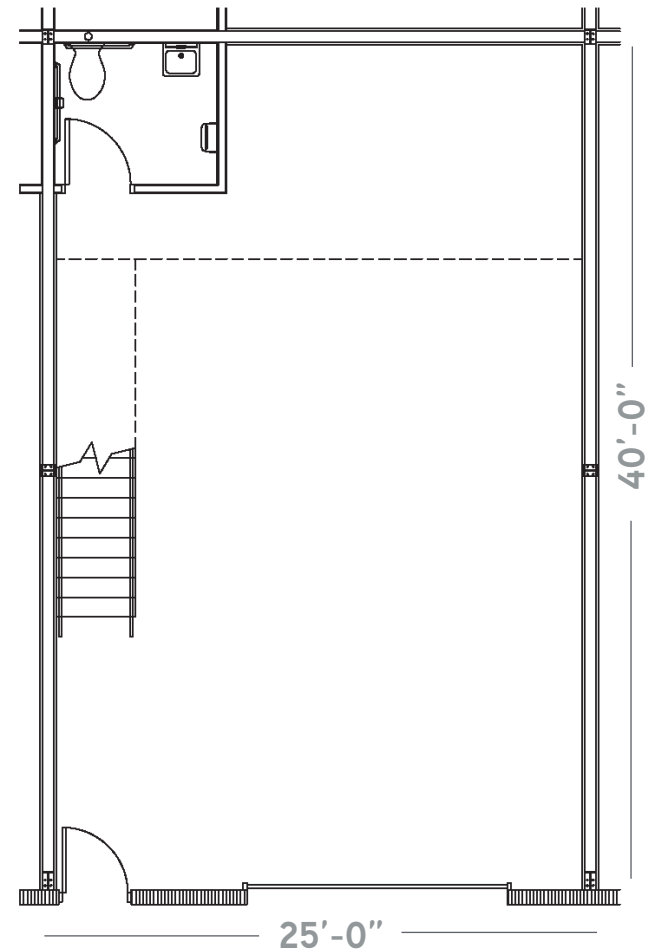
# Building A | Floorplan & Elevation



**Exterior Elevation - A**

## Interior Clear Heights:

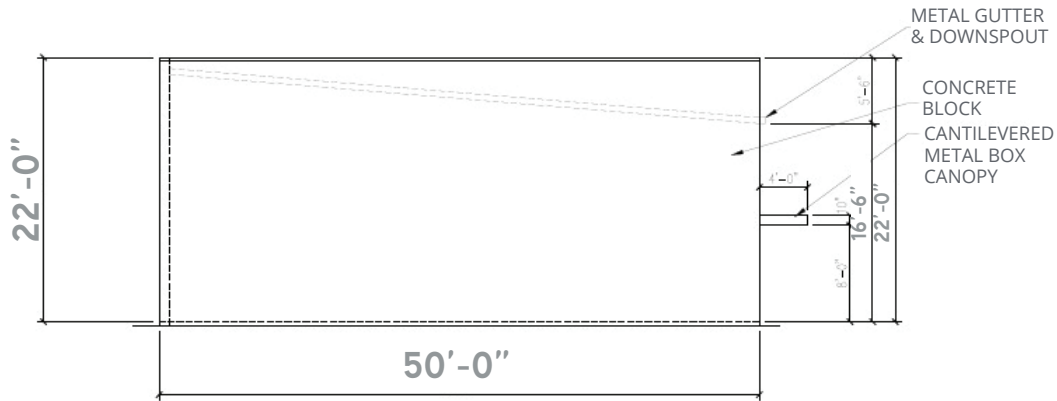
- Front: 17'-5"
- Back: 20'-10"



**Floorplan - A**



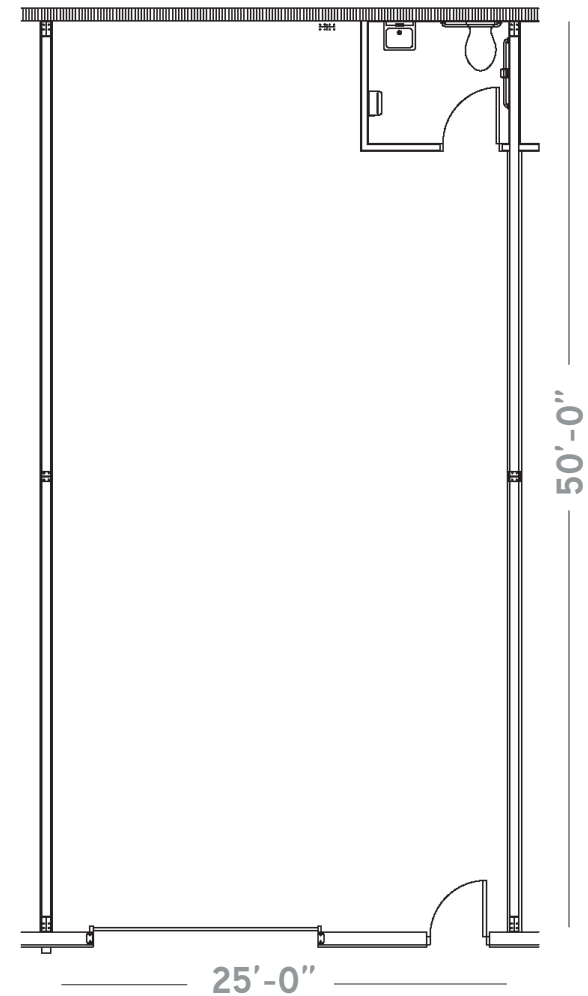
# Building B,C,D | Floorplan & Elevation



**Exterior Elevation - B,C,D**

## Interior Clear Heights:

- Front: 15'-4"
- Back: 19'-6"



**Floorplan - B, C, D**

# Base Pricing & Options

BUILDING A - Showroom						
Unit Type	Base Unit	HVAC	Loft/Mezzanine	Office	Rent Per Month	Square Feet
Flexible Ultimate	X	X	X	X	\$1,975.00	1,300
Flex Premium	X	X	X		\$1,825.00	1,300
Flex Plus	X	X		X	\$1,650.00	1,000
Flex	X	X			\$1,500.00	1,000

BUILDING A - Rear						
Unit Type	Base Unit	HVAC	Loft/Mezzanine	Office	Rent Per Month	Square Feet
Flexible Ultimate	X	X	X	X	\$1,805.00	1,300
Flex Premium	X	X	X		\$1,655.00	1,300
Flex Plus	X	X		X	\$1,480.00	1,000
Flex	X	X			\$1,330.00	1,000

BUILDING B,C,D						
Unit Type	Base Unit	HVAC	Loft/Mezzanine	Office	Rent Per Month	Square Feet
Flexible Ultimate	X	X	X	X	\$2,145.00	1,550
Flex Premium	X	X	X		\$1,995.00	1,550
Flex Plus	X	X		X	\$1,820.00	1,250
Flex	X	X			\$1,670.00	1,250

## Showroom Space



**Our showroom space** offers tenants a more “classic” storefront option for displaying wares with higher visibility from road frontage exposure.



# Location Map





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