



Available For Lease

**549 Bessemer Super Hwy,
Birmingham, AL 35228**



PROPERTY SUMMARY & PARCEL OUTLINE

549 Bessemer Super Hwy, Birmingham, AL 35228 offers 45,822 SF of industrial warehouse space on a 4.2-acre site. The property is well-suited for warehousing, distribution, manufacturing, fleet operations, and industrial service users seeking a functional, centrally located facility. Featuring 6 dock doors, 6 drive-in doors, 16'-18' clear heights, B Class construction, and I1 zoning, the property provides the flexibility and infrastructure necessary to support a wide range of industrial operations. With ample space for loading, storage, and day-to-day operations, this facility offers an efficient solution for users seeking a well-equipped industrial asset in the Birmingham market.



PROPERTY DETAILS & SPECIFICATIONS

Address: 549 Bessemer Super Hwy, Birmingham, AL, 35228

Type: Industrial Warehouse

Total SF: 45,822

Acreage: 4.2

Dock Doors: 6

Drive In Doors: 6

Clear Height: 16'-18'

Building Class: B

Zoning: I1







PRIME INDUSTRIAL LOCATION - (BIRMINGHAM, AL)

549 Bessemer Super Highway is strategically positioned within the Birmingham metropolitan area's established industrial corridor, offering exceptional connectivity to one of the Southeast's premier manufacturing and distribution markets. The property benefits from immediate access to I-20/I-59, with convenient connectivity to I-65, I-459, and I-22, providing efficient transportation throughout the Birmingham region and direct access to major Southeastern markets.

Located just minutes from Downtown Birmingham and the area's primary industrial and manufacturing districts, the site is ideally suited for warehousing, logistics, light manufacturing, service operations, and regional distribution. Surrounded by established industrial users and supported by access to a skilled workforce and Birmingham's extensive highway and freight network, the property offers an excellent location for businesses seeking efficient regional operations.

LOCATION KEY DISTANCES

I-20 / I-59 - 1.0 mile

I-65 - 4.5 miles

I-22 - 5.5 miles

Downtown Birmingham - 4.5 miles





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