

4227-4263 Underwood Industrial Drive

Birmingham, AL 35210

FOR SALE OR LEASE



±25,450 SF

Newly
Renovated
Warehouses

Bart Moore

Associate

205 936 4041

jbm@ironvestpartners.com

Sims Herron

Associate

919 448 1474

sh@ironvestpartners.com

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The Offering

Located in a highly functional industrial corridor, this offering includes two connected, separately metered buildings totaling 25,450 SF alongside a 25,000 SF laydown yard. The property offers flexible execution for an owner-user, income-producing investment, or multi-tenant occupancy, supported by attractive I-3 zoning, dock-high and grade-level loading on both buildings, and multiple access points. Recent capital improvements include a new roof with remaining warranty, separated utilities (power, water, and gas), updated HVAC systems, renovated office space, upgraded lighting, exterior paint, and the addition of a drive-in door, providing a well-maintained and move-in ready industrial opportunity.

Sales Price: \$2,175,000 (\$85.46/SF)

Specifications

Address	4227-4263 Underwood Industrial Drive Birmingham, AL 35210
Property Type	Flex/Warehouse
Total SF	25,450 SF
Yard	25,000 SF
4227 Underwood SF	13,200 SF
4263 Underwood SF	12,250 SF
Drive-In Doors	Three (3)
Dock-High Doors	Three (3)
Year Renovated	2025
Roof	New Roof Installed in 2024 (~17-Year Warranty Remaining)
Ceiling Heights	16.5' - 17' (Center)
Zoning	I-3 (City of Irondale)
Sprinkler System	Wet Sprinkler System
Beam Spacing	25'
Utility Separation	Power, Water, & Gas



Highlights

- **Flexible Industrial Opportunity :** Two connected, separately metered buildings totaling 25,450 SF can accommodate a single tenant, owner-user with supplemental income, or a multi-tenant investment strategy
- **Functional Warehouse & Yard Configuration:** Features dock-high and grade-level loading on both buildings, multiple access points, and an approximately 25,000 SF laydown yard ideal for outdoor storage
- **Attractive Industrial Zoning:** Desirable I-3 zoning supports a wide range of industrial and commercial uses
- **Significant Recent Capital Improvements:** Property has undergone extensive upgrades including a newer roof with remaining warranty, separated utilities, HVAC replacements and repairs, renovated office interiors, upgraded lighting, exterior paint, and the addition of a drive-in door.

4227 Underwood Specifications

Address	4227 Underwood Industrial Drive Birmingham, AL 35210	
Property Type	Flex/Warehouse	
Total Available SF	13,200 SF	
Office SF	2,850 SF	
Dock-High Door	Two - 14' x 10'	
Drive-In Door	Two (2): 12' x 12' and 10' x 10'	
Year Renovated	2025	
Roof	New Roof Installed in 2024	
Zoning	I-3 (City of Irondale)	
Sprinkler System	Wet Sprinkler System	
Heights	Center	Eave
Ceiling Height	16'7"	15'8"
Beam Height	13'8"	13'1"

Lease Rate: **\$7.75/SF, NNN**



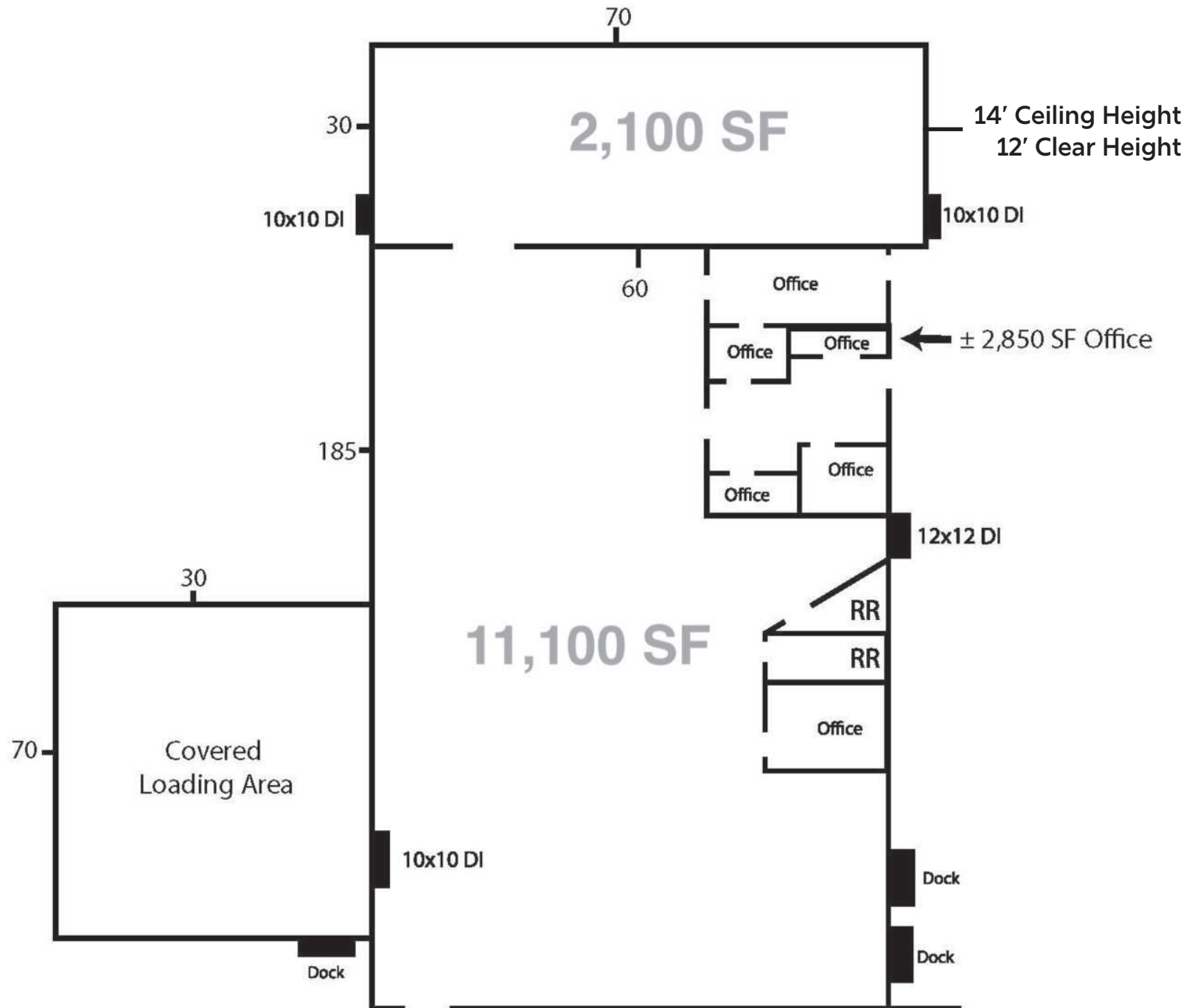
4263 Underwood Specifications

Address	4263 Underwood Industrial Drive Birmingham, AL 35210	
Property Type	Flex/Warehouse	
Total Available SF	12,250 SF	
Office SF	2,100 SF	
Dock-High Door	One - 14' x 10' (New)	
Drive-In Door	One - 12' x 10' (New)	
Year Renovated	2025	
Roof	New Roof Installed in 2024	
Zoning	I-3 (City of Irondale)	
Sprinkler System	Wet Sprinkler System	
Beam Spacing	25'	
Heights	Center	Eave
Ceiling Height	17'1"	15'7"
Beam Height	14'7"	12'9"

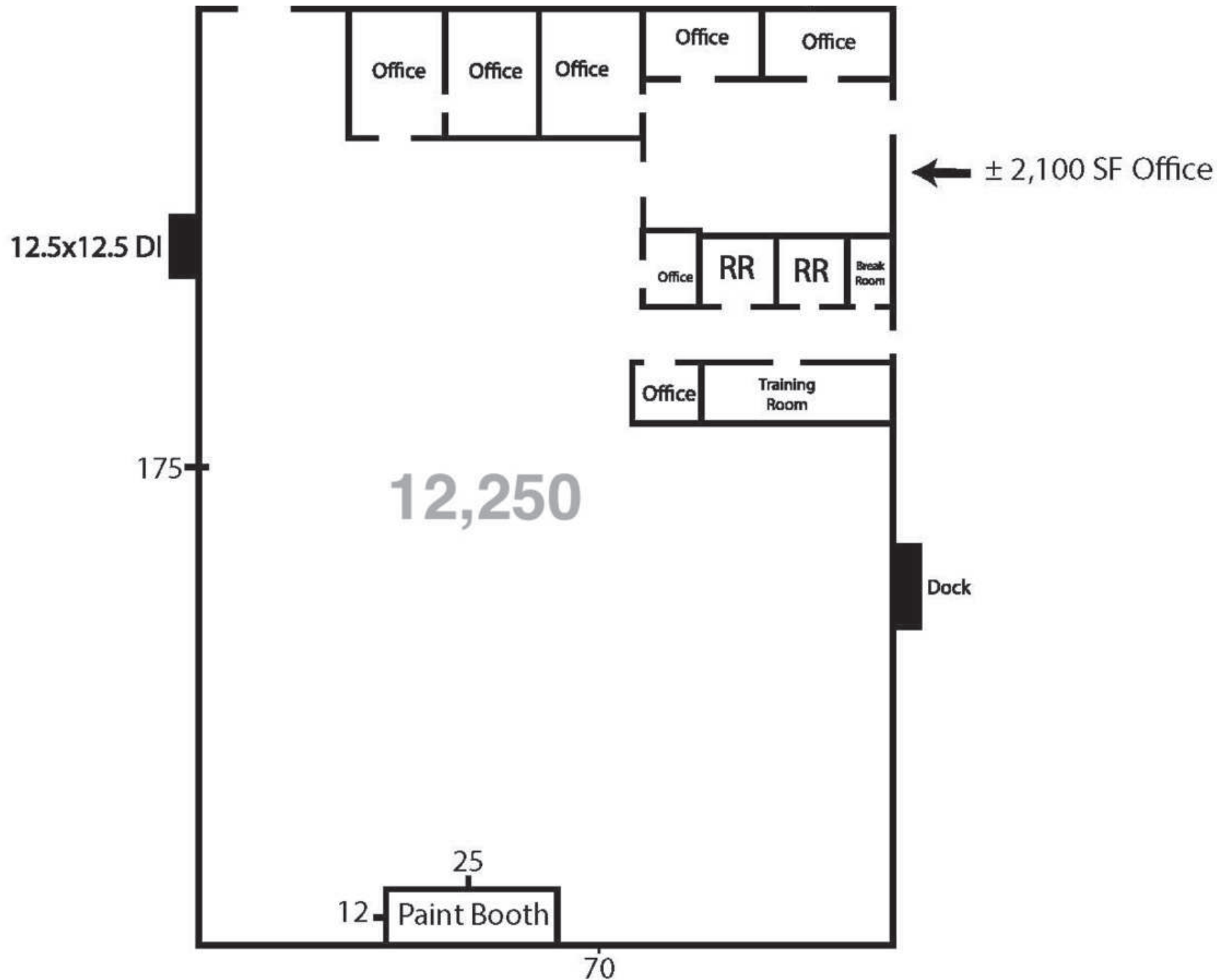
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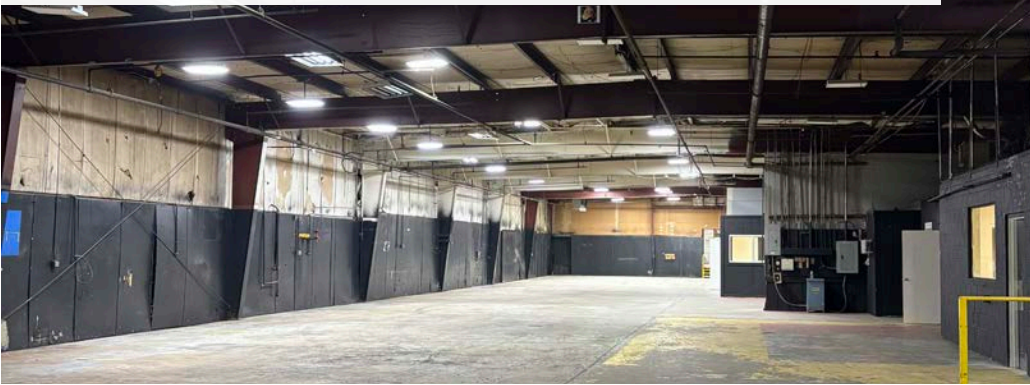
Floor Plan: 4227 Underwood



Floor Plan: 4263 Underwood



Photos: 4227 Underwood



Yard



Photos: 4263 Underwood



Location Highlights

The Property is located within a well-established industrial corridor in East Birmingham, less than 3 miles from direct access to I-459. Situated among a concentration of warehouse, manufacturing, and industrial service users, the area supports logistics, distribution, and light manufacturing operations. This strategic positioning provides convenient access to the Birmingham metro area and broader Southeastern markets.



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Information deemed reliable but not guaranteed.