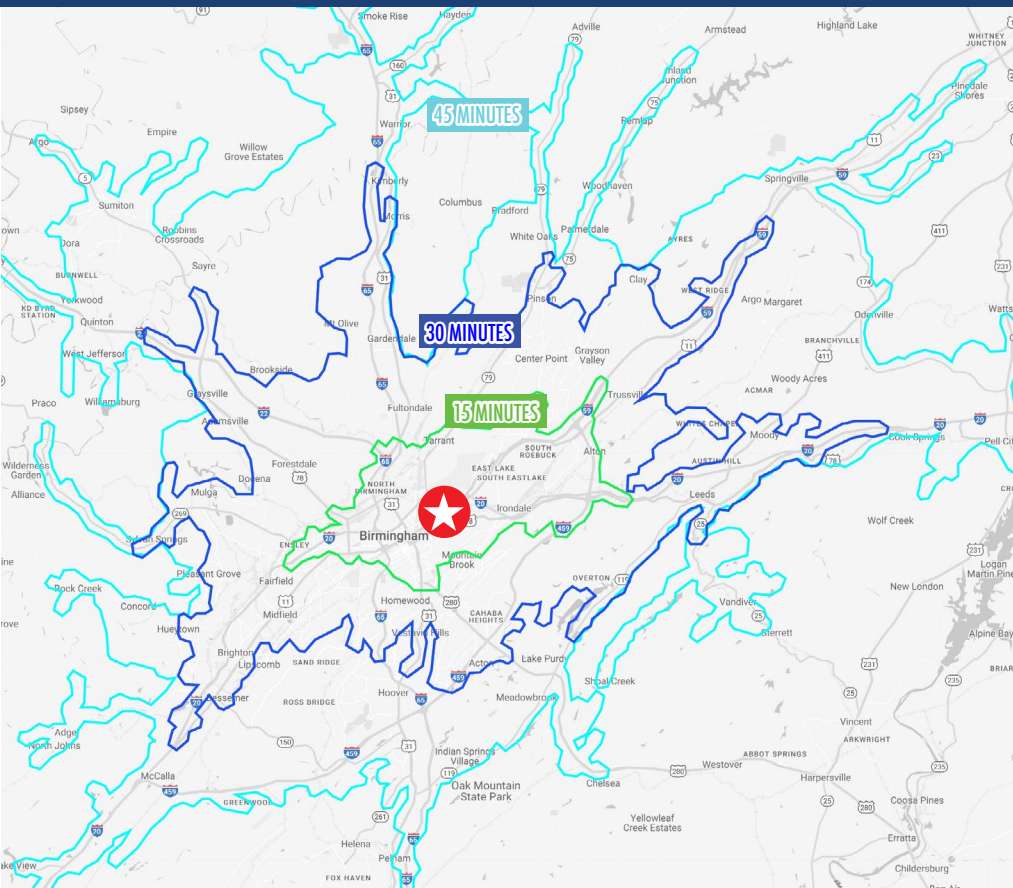




OFFICE/WAREHOUSE/YARD AVAILABLE

4601 Messer Airport Highway, Birmingham, AL 35222

Office/Warehouse/Yard space available along Busy Messer Airport Industrial Corridor



RATE:
Call For Pricing



AVAILABILITY:
Office
Up to ±4,260 SF For Lease
12 offices and conference room + shared kitchen space



Warehouse/Flex
±7,500 SF For Lease
Drive-in loading doors
Access: 3 curb cuts



Yard
±1.34 Acres Fully Fenced
Ground Lease or Build-to-Suit
Can be used as Laydown Yard



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2 North 20th Street, #1700, Birmingham, AL 35203

DRIVE TIME MAP: EASILY ACCESSIBLE TO ALL OF BIRMINGHAM MSA

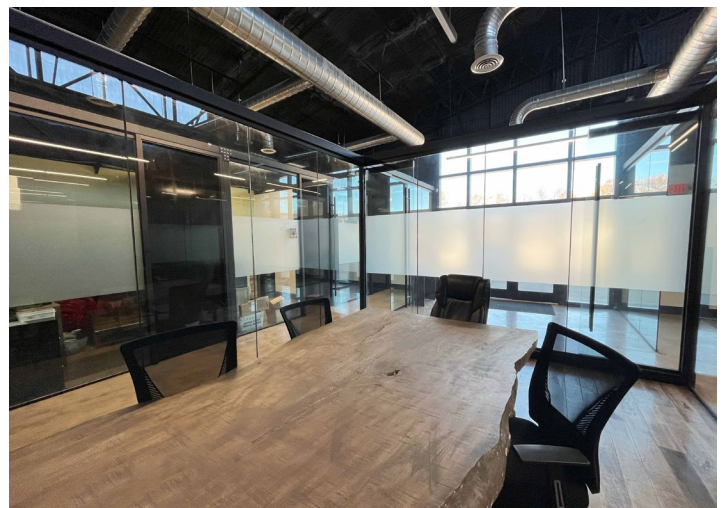
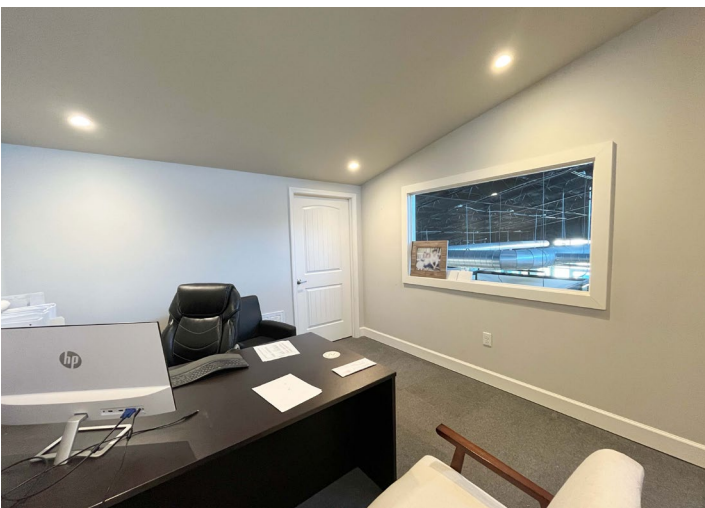
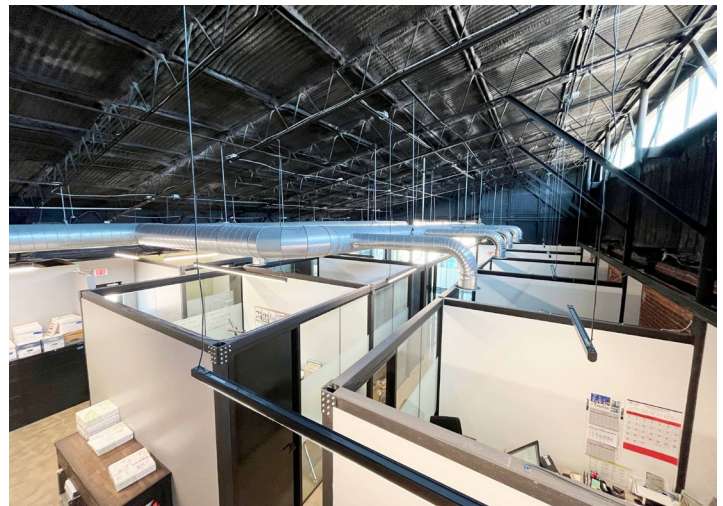
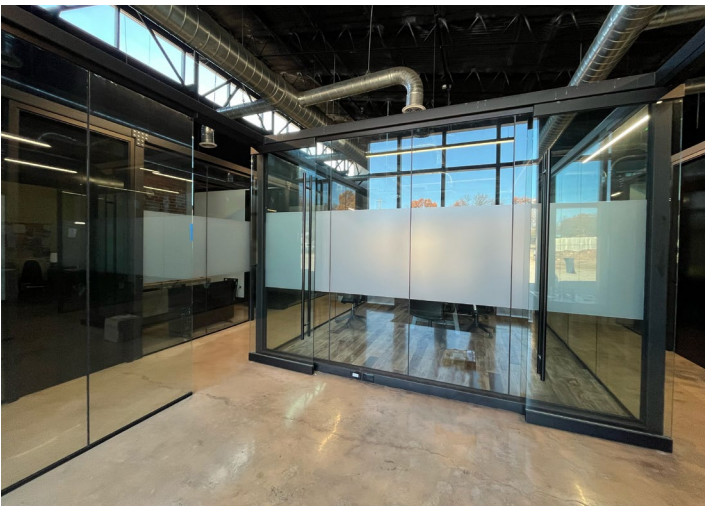
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OFFICE - UP TO ±4,260 SF



HARBERT
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WAREHOUSE/FLEX - ±7,500 SF



YARD - ±1.34 ACRES



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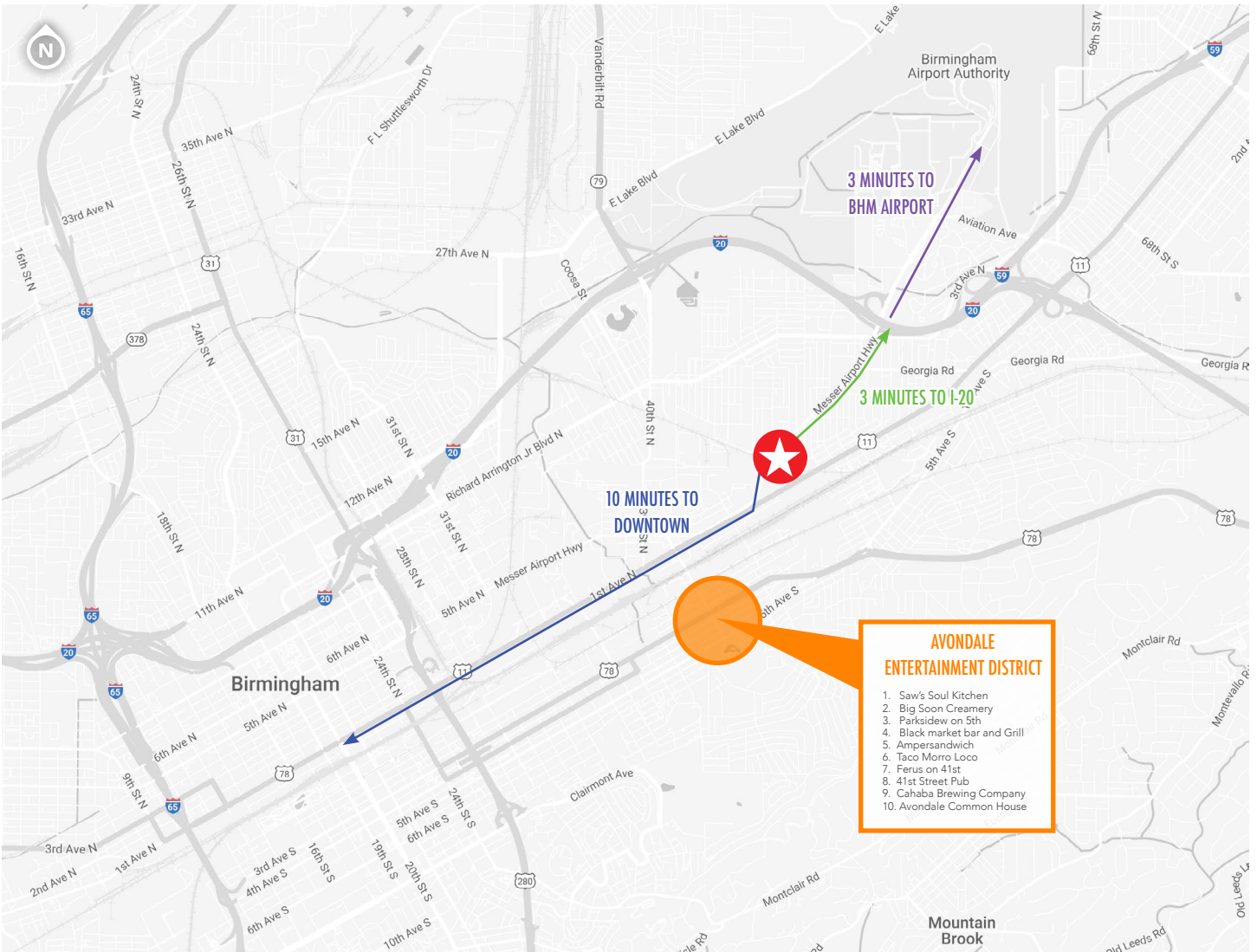
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AVONDALE ENTERTAINMENT DISTRICT

1. Saw's Soul Kitchen
2. Big Soon Creamery
3. Parkside on 5th
4. Black market bar and Grill
5. Ampersandwich
6. Taco Morro Loco
7. Ferus on 41st
8. 41st Street Pub
9. Cahaba Brewing Company
10. Avondale Common House

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------------|--------|---------|---------|
| 2024 Estimated Population | 8,049 | 63,685 | 144,580 |

| EMPLOYEES | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|--------|---------|---------|
| 2024 Estimated Employees | 6,791 | 80,204 | 146,917 |

| INCOME | 1 MILE | 3 MILES | 5 MILES |
|---|----------|-----------|-----------|
| 2024 Estimated Average Household Income | \$71,339 | \$109,758 | \$110,744 |

The North Avondale industrial district in Birmingham, AL, is a historic area that has undergone significant transformation in recent years. Once a thriving hub of industrial activity, it is now experiencing a revitalization, blending its rich history with modern development.

The Avondale entertainment district has also experienced a remarkable revitalization in recent years and has transformed into a vibrant destination for food, drinks, and entertainment.

Avondale's revitalization is a testament to the power of community-driven efforts and the importance of preserving history while embracing the future. It has become a popular destination for both locals and visitors, offering a unique blend of history, culture, and modern amenities.



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