



**200 4TH ST W
BIRMINGHAM, AL 35204**

INDUSTRIAL PROPERTY
OWNER USER

OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



Brian Rowe

Dispositions Officer

 (315) 744-4063

 brian@ironhornenterprises.com



Ryan Jenkins

VP of Dispositions



IronHorn Enterprises

 315-214-8406

 www.ironhornenterprises.com

 5912 N Burdick St,
East Syracuse, NY 13057

PROPERTY OVERVIEW

Executive Summary
Investment Highlights

FINANCIAL OVERVIEW

Operating Expenses

LOCATION OVERVIEW

Photos
About Birmingham, AL
Demographics
Map

TABLE OF CONTENTS

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

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.



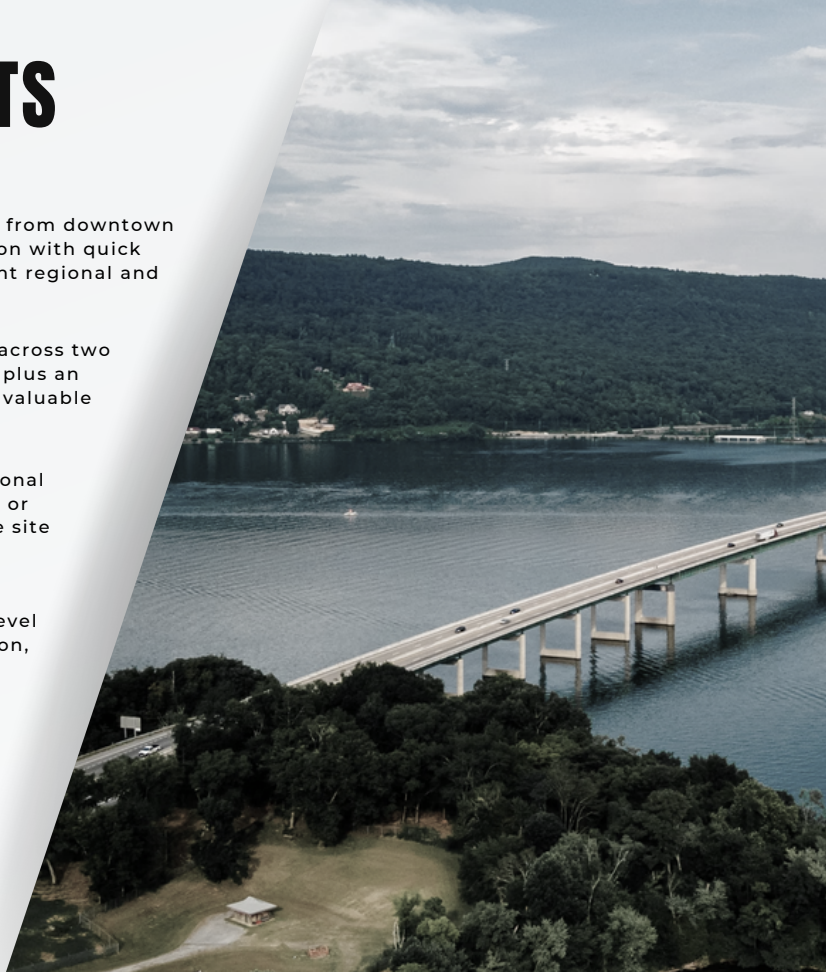
Strategic Features: The warehouse boasts an exceptional 20' clear height, enabling high-cube storage, racking, or specialized industrial operations, along with a flexible site configuration for a wide range of users.



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.



OPERATING EXPENSES

	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

PHOTOS

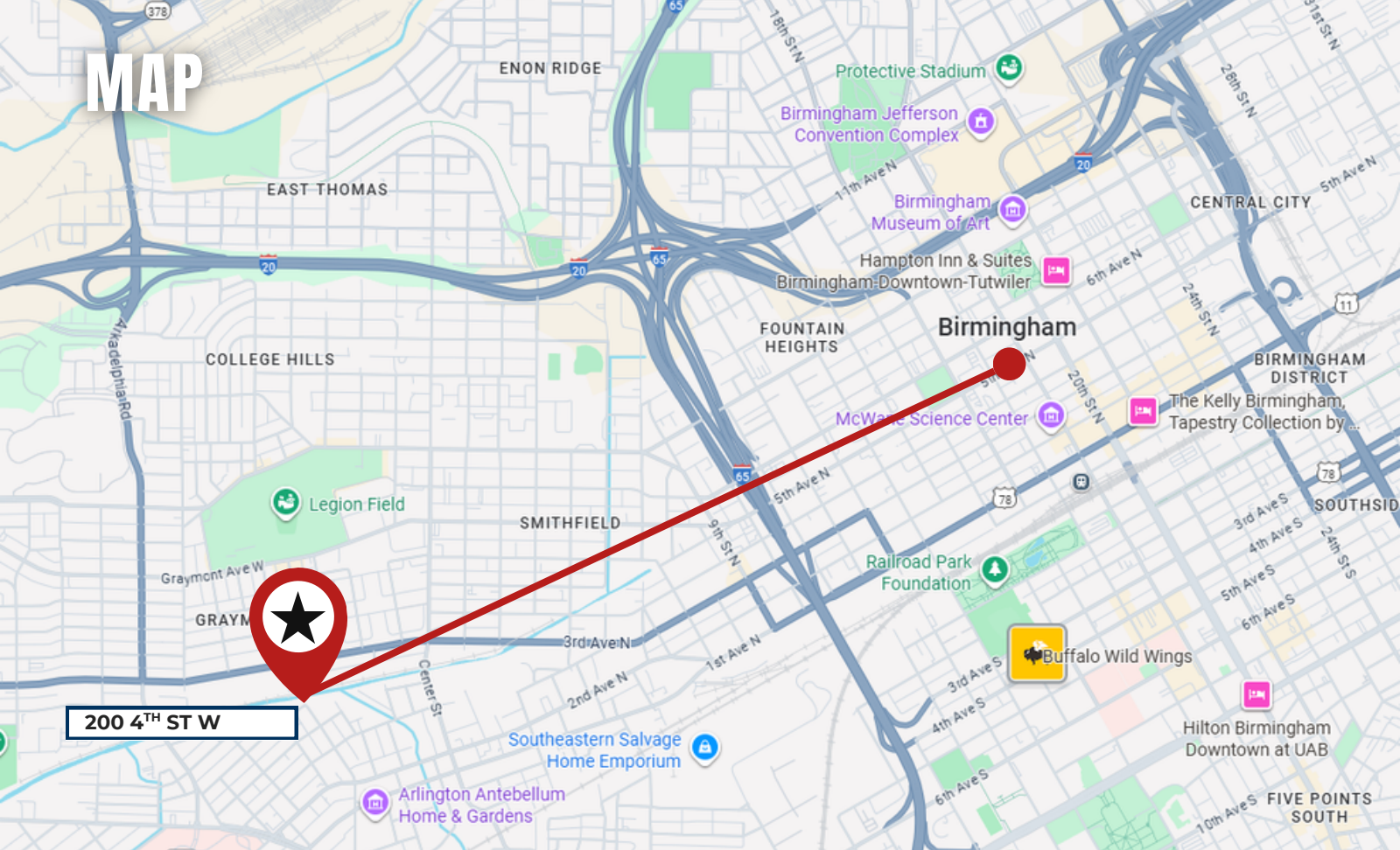


ABOUT BIRMINGHAM, AL

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



EAST THOMAS

ENON RIDGE

Protective Stadium

Birmingham Jefferson
Convention Complex

Birmingham
Museum of Art

Hampton Inn & Suites

Birmingham-Downtown-Tutwiler

CENTRAL CITY

COLLEGE HILLS

FOUNTAIN
HEIGHTS

Birmingham

BIRMINGHAM
DISTRICT

Legion Field

SMITHFIELD

McWane Science Center

The Kelly Birmingham,
Tapestry Collection by ...

Graymont Ave W

GRAYM

Railroad Park
Foundation

SOUTHSID

3rd Ave N

1st Ave N



Buffalo Wild Wings

Hilton Birmingham
Downtown at UAB

200 4TH ST W

Southeastern Salvage
Home Emporium

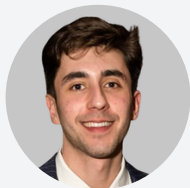
Arlington Antebellum
Home & Gardens

FIVE POINTS
SOUTH

200 4TH ST W | BIRMINGHAM, AL 35204

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY



Brian Rowe

Dispositions Officer

📞 (315) 744-4063

✉️ brian@ironhornenterprises.com



Ryan Jenkins

VP of Dispositions



IronHorn Enterprises

📞 315-214-8406

🌐 www.ironhornenterprises.com

📍 5912 N Burdick St,
East Syracuse, NY 13057

CONFIDENTIALITY AGREEMENT & DISCLAIMER

CONFIDENTIALITY STATEMENT The information contained in the following offering memorandum is proprietary and strictly confidential to IRONHORN ENTERPRISES and its related entities. It is intended to be reviewed only by the intended recipient from IRONHORN ENTERPRISES and it should not be made available to any other person or entity without the explicit written consent of IRONHORN ENTERPRISES. By taking possession of and reviewing the information contained herein, the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that the recipient will not photocopy or duplicate any part of the offering memorandum. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers in order to establish a preliminary level of interest in the subject property. The information contained herein is not intended as a substitute for due diligence by the recipient or any interested party in the subject property. IRONHORN ENTERPRISES has not made any investigation, makes no warranty or representation with respect to the income and expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, capital improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources that are believed to be reliable; however, IRONHORN ENTERPRISES has not verified, and will not verify nor has any duty to verify for the recipient, any of the information contained herein, nor has IRONHORN ENTERPRISES conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. Prospective buyers shall not use any of the information contained within the offering memorandum to contact any tenant unless given express permission from IRONHORN ENTERPRISES. PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE IRONHORN ENTERPRISES LISTED AGENT FOR MORE INFORMATION.