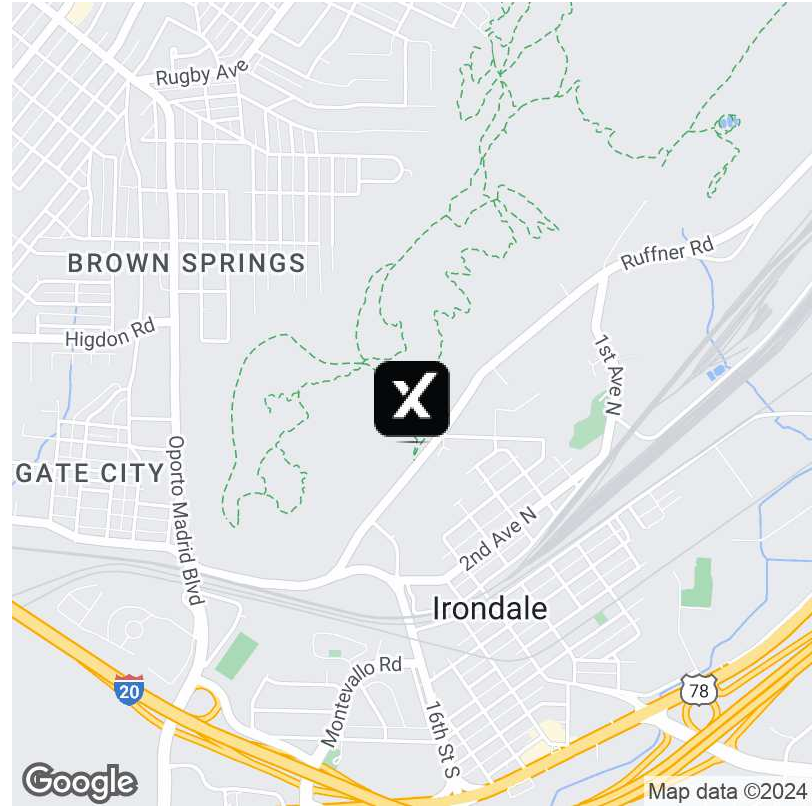


FOR LEASE | NNN Industrial Build to Suit Irondale AL

300 Ruffner Rd, Irondale, AL 35210



Offering Summary

Lease Rate:	\$8.00 - 8.50 SF/yr (NNN)
Building Size:	4,000 SF
Available SF:	4,000 - 20,000 SF
Lot Size:	6.3 Acres
Year Built:	2021
Zoning:	I3
Market:	Birmingham
Submarket:	Irondale

Property Overview

Discover the perfect home for your business at 300 Ruffner Rd, Irondale, AL. This premier property offers tailor-made solutions, with customizable new build-to-suit steel buildings, ideal for tenants seeking a long-term commitment. The flexible lease terms of 5 years or greater and NNN (Triple Net) structure provide businesses with stability and predictability in their occupancy costs. Whether you're in need of modern industrial, warehouse, or distribution space, this property is designed to accommodate your unique requirements, offering a seamless blend of functionality and flexibility to support your operational success for years to come.

Property Highlights

- Customizable steel buildings for modern industrial needs
- Tailored new build-to-suit options for long-term tenants
- Lease terms of 5 years or greater for stability and growth
- NNN (Triple Net) lease structure for predictable occupancy costs
- Competitive lease rates ranging from \$8.50 to \$11.00 per square foot
- Ample parking and easy access for logistical efficiency
- High ceilings and expansive floor plans for versatile operations
- Energy-efficient features for sustainable and cost-effective endeavors

Keith Andrews, CCIM

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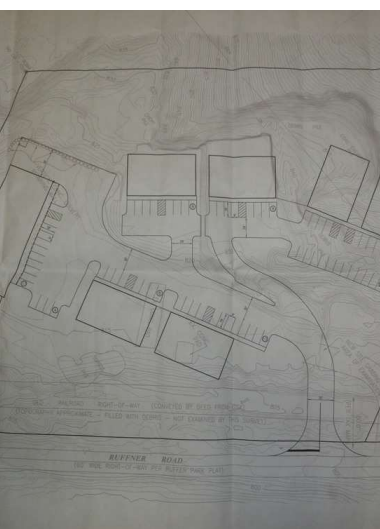


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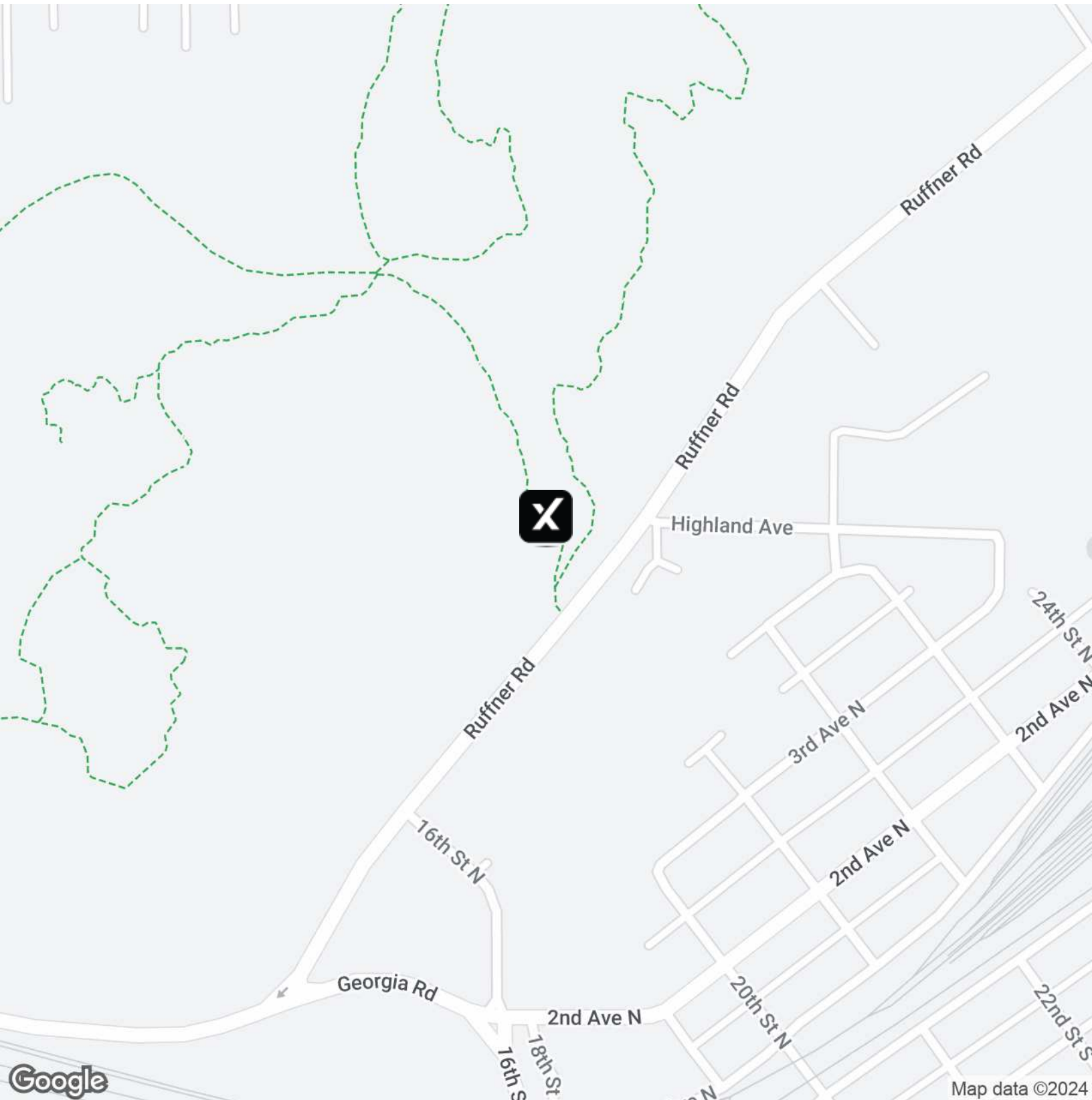
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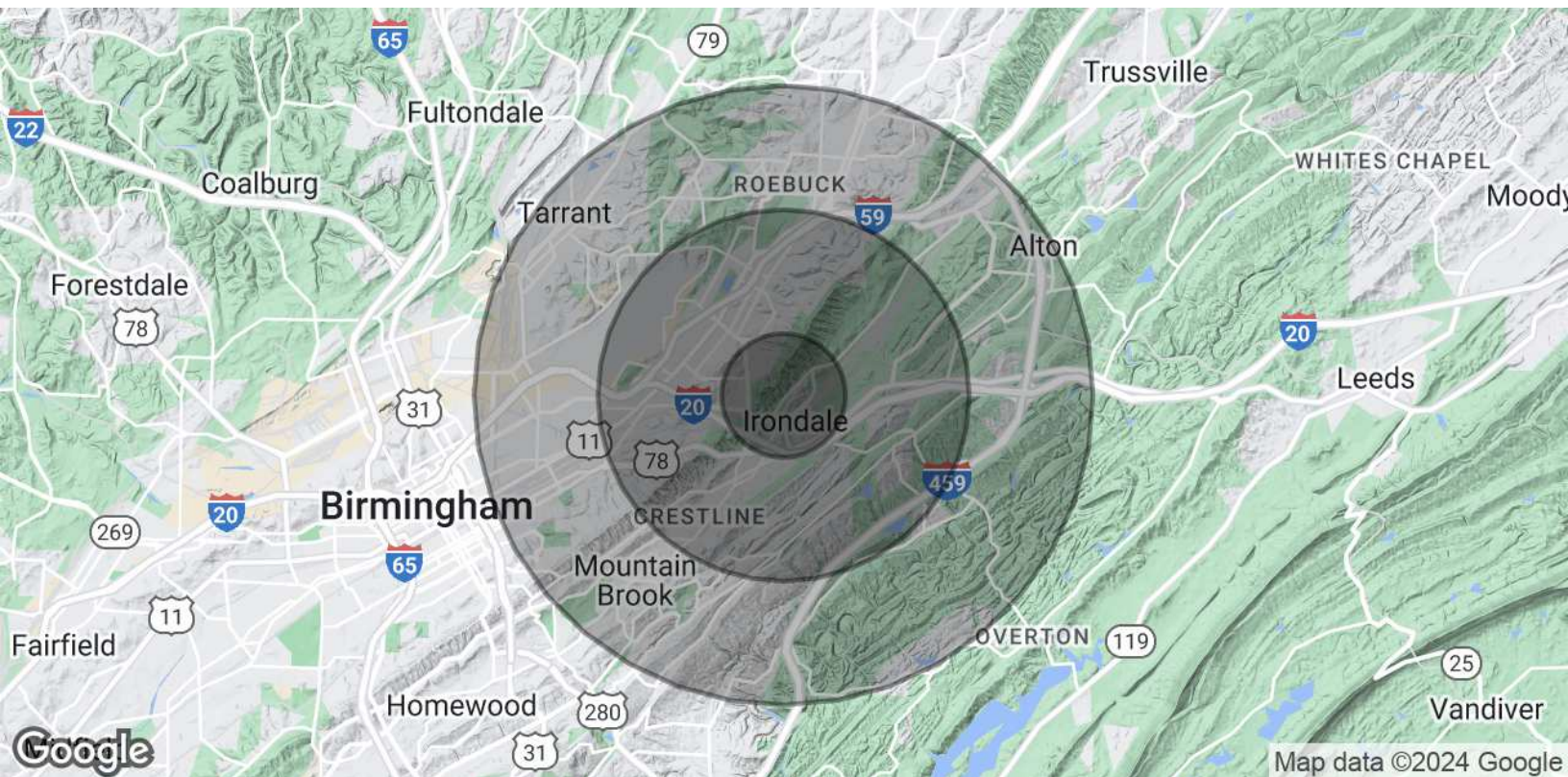
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Population	1 Mile	3 Miles	5 Miles
Total Population	4,817	45,383	103,131
Average age	35.1	36.9	37.8
Average age (Male)	33.3	35.3	36.2
Average age (Female)	36.9	38.5	39.3
Households & Income	1 Mile	3 Miles	5 Miles
Total households	1,954	18,552	41,762
# of persons per HH	2.5	2.4	2.5
Average HH income	\$35,868	\$60,759	\$76,908
Average house value	\$81,388	\$192,111	\$223,619

* Demographic data derived from 2020 ACS - US Census

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