

FOR SALE

# Professional Industrial Building for Sale Irondale, AL

*2511 Ruffner Road, Irondale, AL 35210*





## Property Summary



Building is currently owned and occupied by TE Stevens Construction and was fully renovated in 2020.

Ideal location for construction headquarters or similar user. Located on 2 parcels (2.03 and 4.00 acres).

Fantastic quality interior finishes with high exposed ceilings. Open work space plus private offices.

Rare combination of high quality office space and industrial

Zoning I-1

List Price	Contact Agents
Acres	6.03 (2 parcels combined)
Size	23,808 Total Square feet including Office and primary warehouse space
Office Space	Main Level 6,466 square feet including glass conference room, reception, break room. 12 Private offices.  Lower Level 6,464 training and additional work space. Combined office and training space is 12,930 sf.
Warehouse	10,890 square feet 20'+ clearance. Additional gas pump shed and storage shed onsite.
Construction	Building fully renovated in 2020
Roof	New roof in staled in 2020 with 35 year roof warranty; TPO 60 mill
Municipality	Irondale

### Exclusive Agency Contact:

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