

FOR SALE

Flex Space Investment Sale

2081-2089 Alton Road, Birmingham, AL 35210



Exclusive Agent:

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Investment Features

- 2081–2089 Alton Road settled near Trussville and Irondale, presents an attractive opportunity to acquire an established, multi-tenant flex/industrial investment consisting of approximately 24,000 square feet situated on 4 acres within the City of Birmingham. The property is comprised of two approximately 12,000-square-foot flex buildings and an approximately 1,900-square-foot office component, providing a versatile configuration capable of accommodating a broad range of industrial, service, warehouse, and commercial users.
- The property is currently divided into 8 spaces, ranging from approximately 2,000 to 4,000 square feet. Current occupancy stands at approximately 84%, with 20,000 square feet leased and 4,000 square feet currently available on December 1, 2026.
- The existing tenancy generates approximately \$149,966 in annual scheduled base rent, while several leases provide for contractual rental increases over the coming years. The available 4,000-square-foot space provides an immediate value-add opportunity for a new owner to increase occupancy, rental income, and overall NOI through lease-up. Upside potential to convert leases to NNN leases upon upcoming renewals.
- The improvements feature durable metal construction, with metal roofs on the two flex buildings, and provide grade-level loading for convenient tenant access. The property's 4-acre land component, flexible suite configuration, and functional industrial characteristics further enhance its long-term investment appeal.
- With an established tenant base, existing cash flow, contractual rent growth, and a clearly identifiable 4,000-square-foot lease-up opportunity, 2081–2089 offers an investor an opportunity to acquire a well-positioned Birmingham flex/industrial asset with both current income and meaningful upside potential.



OFFERING SUMMARY



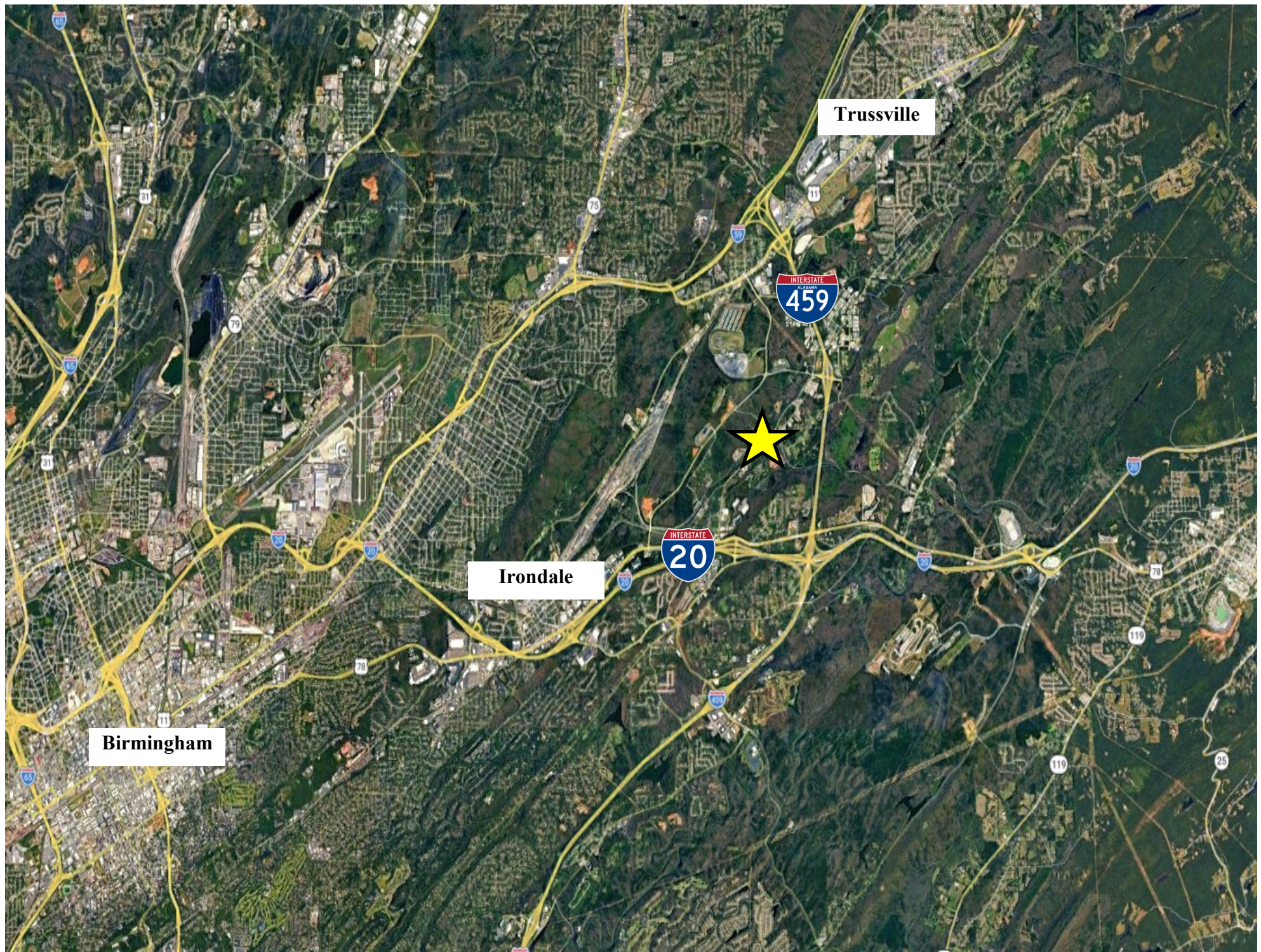
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List Price	\$1,525,000.00
NOI	\$102,551.00 In-Place NOI
Occupancy	1 Vacancy 84% occupied
Gross Rental Income	\$149,996.00
CAP Rate	6.74%
Lease Types	Modified Gross
Year built	1965-1991-2004
Building Sizes	2081-12,000sf 2085-1900sf 2089 12,000sf
Construction	Metal/Concrete Block
Sewer	Private Septic for all 3 buildings
Average Rent	\$6.75 psf modified gross
Municipality	Birmingham
Taxes	\$20,400 (2025)
Parcel ID	24-00-09-3-014-014.000







Trussville

INTERSTATE
459



INTERSTATE
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Irondale

Birmingham