

Putman Plaza

Minutes from I-565 and Huntsville International Airport

9580 Madison Boulevard | Madison, AL 35758

FOR LEASE
Flex/Office/Warehouse Spaces

**FOR
LEASE**
4,275
SQUARE FEET

**BUILDING
SIZE**
32,860^{SF}
SQUARE FEET

Erik Amason C 703 405-9880
amasone@chasecommercial.com

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Property Description

Flex/Office/Warehouse Spaces

Putman Plaza offers flexible office/warehouse space along Madison Boulevard in one of North Alabama's most active commercial and industrial corridors. The property provides an excellent option for small businesses, service companies, contractors, distribution users, technology firms and other light-industrial users seeking a combination of professional office space and functional warehouse space.

The space currently available is approximately 4,275 SF. The space features a conditioned warehouse, seven offices, lobby/reception area, conference room, break room and two grade-level roll-up doors, providing an efficient combination of office, warehouse and operational space.

The property is zoned M-1, supporting a variety of appropriate light-industrial and commercial uses.

M-1

ZONED FOR
LIGHT-INDUSTRIAL
& COMMERCIAL



SEVEN PRIVATE
OFFICES



\$14.50 PSF
NNN

Highlights

Suites

- Available Space - 4,275 SF
- Conditioned warehouse space
- Seven private offices
- Lobby/reception area
- Conference room
- Break room
- Two grade-level roll-up doors
- Functional office/warehouse configuration
- Suitable for flex, office/warehouse, service, distribution and light-industrial users

Leasing

- \$14.50 PSF NNN
- Estimated NNN expenses: \$2.50 PSF

Proximity

- Madison Boulevard frontage/location
- Approximately one mile from County Line Road and I-565
- Convenient to Huntsville International Airport
- Excellent access to Madison and Huntsville
- Convenient to major North Alabama employment centers

Location Overview



Minutes from I-65 & Huntsville International Airport

Putman Plaza is strategically positioned on Madison Boulevard in Madison, Alabama, approximately one mile east of County Line Road and the I-565 interchange.

The location provides convenient interstate connectivity throughout the Huntsville/Madison market and places tenants near Huntsville International Airport, the Jetplex Industrial Park area and the region's growing network of aerospace, defense, advanced manufacturing, technology and distribution employers.

Madison Boulevard serves as one of the primary east-west commercial corridors connecting Madison with Huntsville and provides convenient access to I-565, allowing businesses to efficiently reach Cummings Research Park, Redstone Arsenal, downtown Huntsville and surrounding North Alabama communities.

The combination of interstate access, airport proximity and a Madison Boulevard address makes Putman Plaza particularly well suited for businesses requiring both customer accessibility and efficient movement of employees, equipment and materials.



MINUTES FROM
I-65 and I-565



EXCELLENT
LOCATION



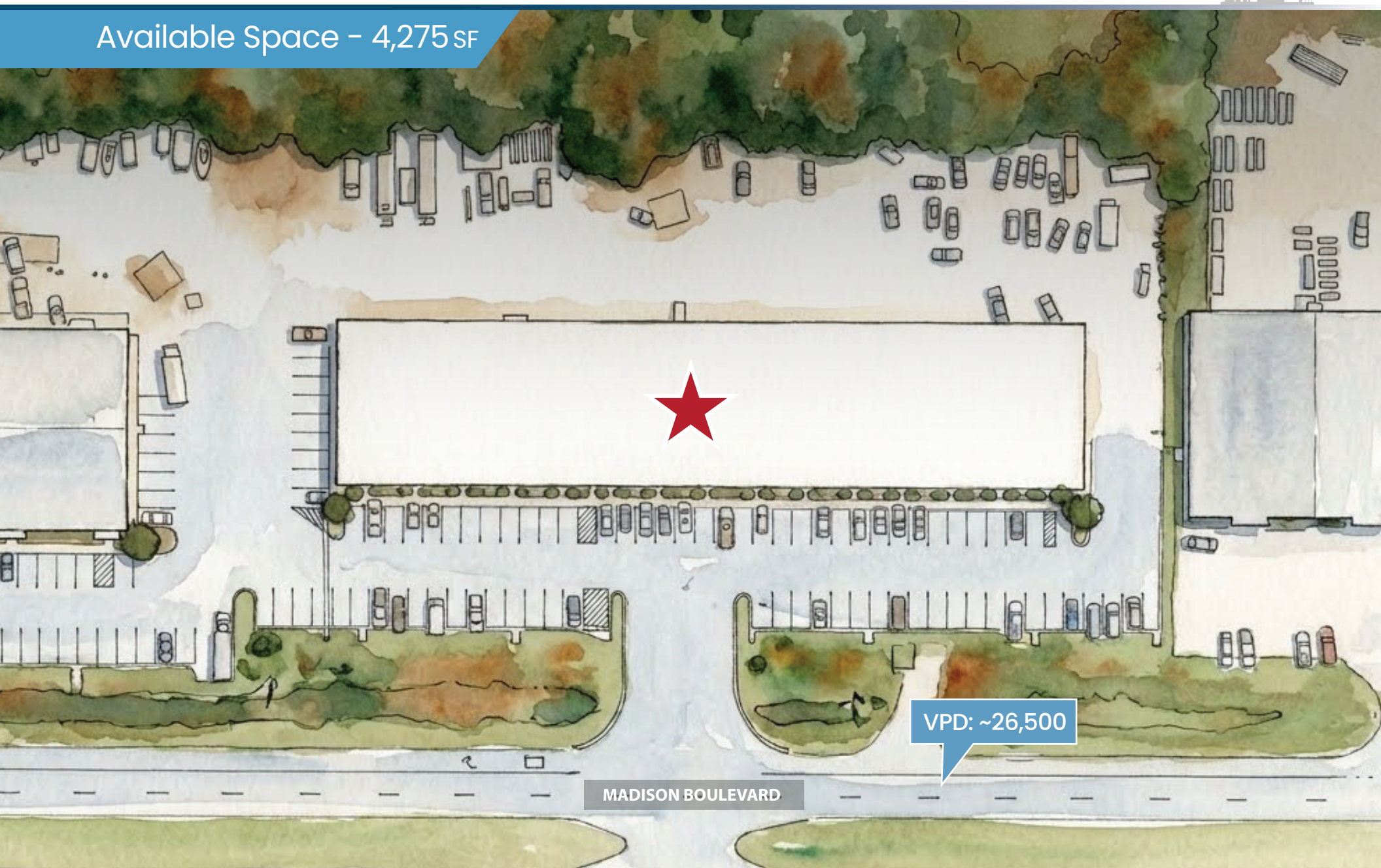
A TOP-GROWTH
AREA IN
ALABAMA

Property Specifications

Lease Rate	\$14.50/yr NNN
Year Built	1987
Property Type:	Industrial
Building Size:	32,860 SF
Zoned:	M-1

Site Plan and Availability

Available Space - 4,275 sf



MADISON BOULEVARD

VPD: ~26,500



Property Photos



Available Space - 4,275 sf



Connected to the Huntsville MSA



Drive Times

Miles

Downtown Huntsville	12.3
Huntsville International Airport	2.4
I-65	7.8
Cummings Research Park	7.5
Madison Hospital	8.3
Downtown Madison	2.7
Decatur	13.8
NASA Marshall Space Flight Center	7.1
University of Alabama Huntsville	9.6
Toyota Field	3.6

Demographics

	1 Mile	3 Mile	5 Mile
Population	1,617	24,570	62,526
Households	819	10,655	25,281
Avg Household Income	\$95,400	\$127,124	\$134,595
Daytime Employment	988	13,156	32,647

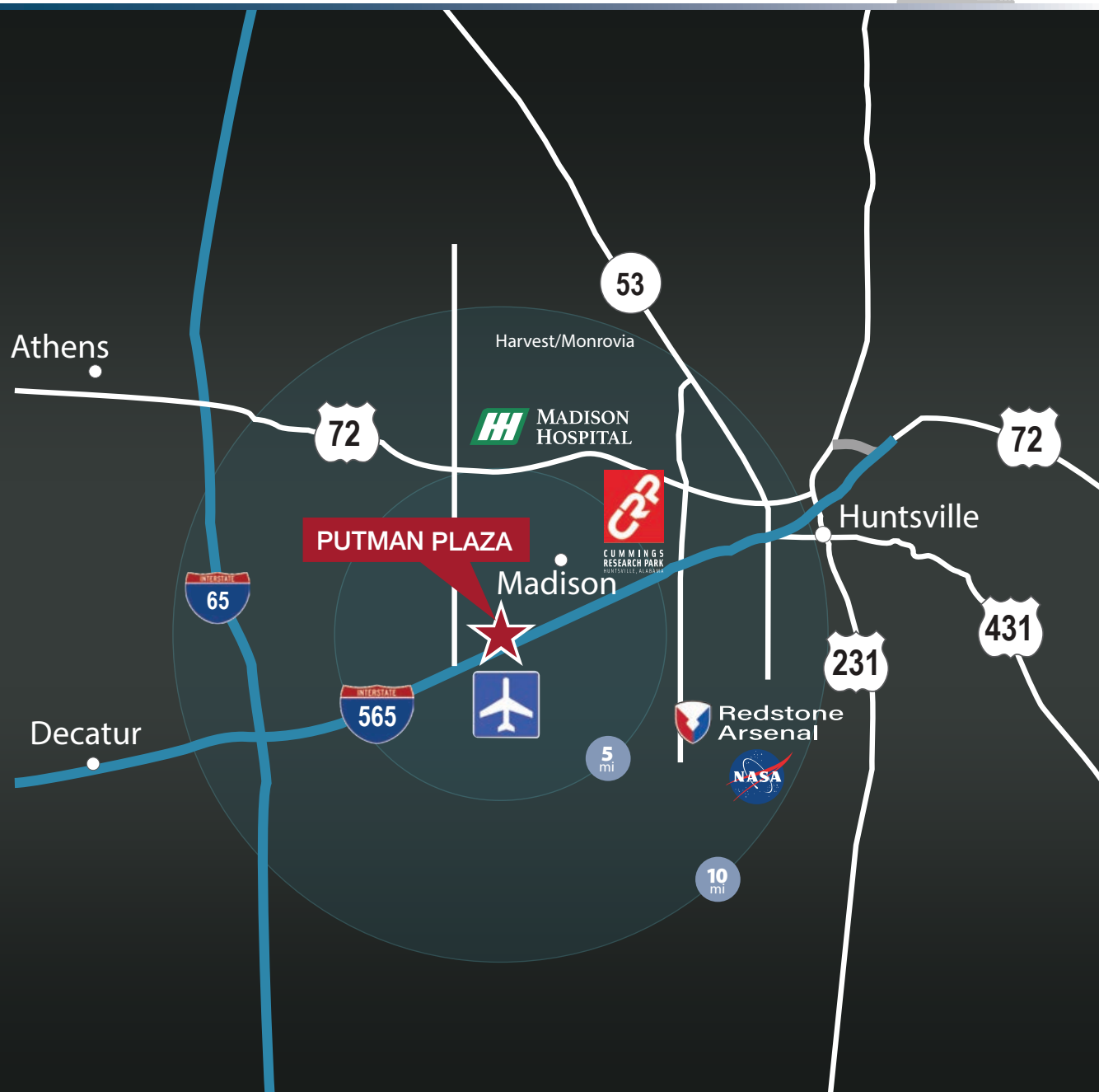
Key Metrics



~\$134,595
Annual Household
Income
within 5 mile



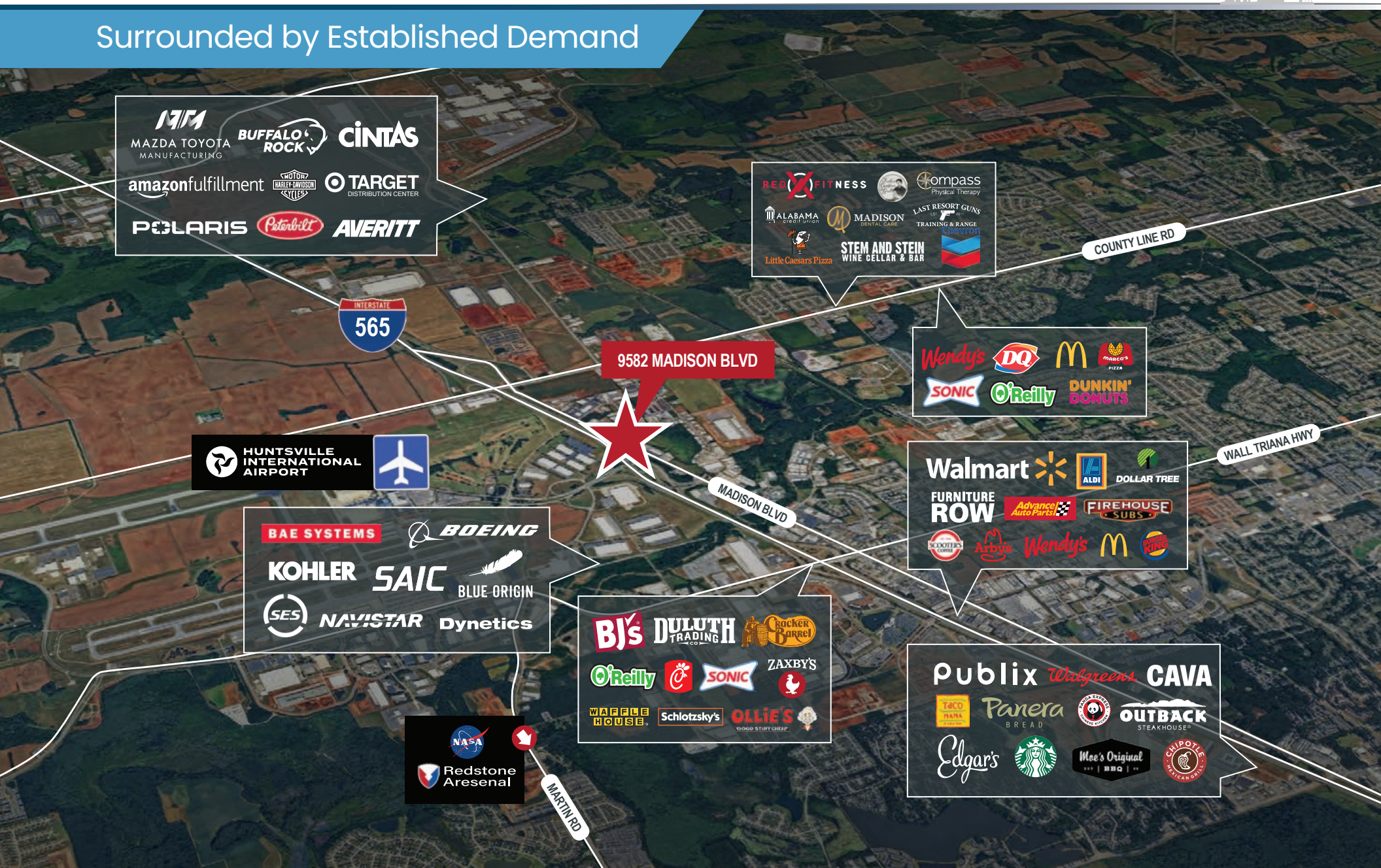
62,526
Residents
within 5 miles



Local Amenities



Surrounded by Established Demand





Climate-Controlled Flex/Warehouse Space



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