

# FOR LEASE FLEXIBLE COMMERCIAL SPACE

8501 Whitesburg Drive | Retail, Flex, and Industrial Opportunities

## KEY HIGHLIGHTS

- 32,415 SF Total Building Size
- Available from 1,670 to 9,963 SF
- Retail, Flex, and Industrial Opportunities Along Memorial Parkway
- High Visibility Whitesburg Drive Location



DRONE VIDEO



EXCLUSIVE AGENT

**Gunny Hoyt**

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**FREEDOM**  
REAL ESTATE & CAPITAL, LLC

885 Haysland Rd, SW | [FreedomRealEstate.biz](http://FreedomRealEstate.biz)

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## PROPERTY OVERVIEW

- 8501 Whitesburg Drive is a multi-tenant flex and industrial property consisting of two buildings strategically positioned along one of Huntsville's most active commercial corridors. The main structure offers approximately 30,000 square feet of adaptable space designed to support retail, service businesses, light manufacturing, and operational headquarters.
- A welcoming storefront presence and open interior layouts allow tenants to combine customer-facing functions with efficient back-of-house operations. Direct access to on-site warehouse space enhances logistics, storage, and distribution capabilities.
- The secondary warehouse building provides additional secure storage within a fenced yard, ideal for contractors, suppliers, and equipment-intensive users.



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## SPACE CONFIGURATION

### MAIN BUILDING

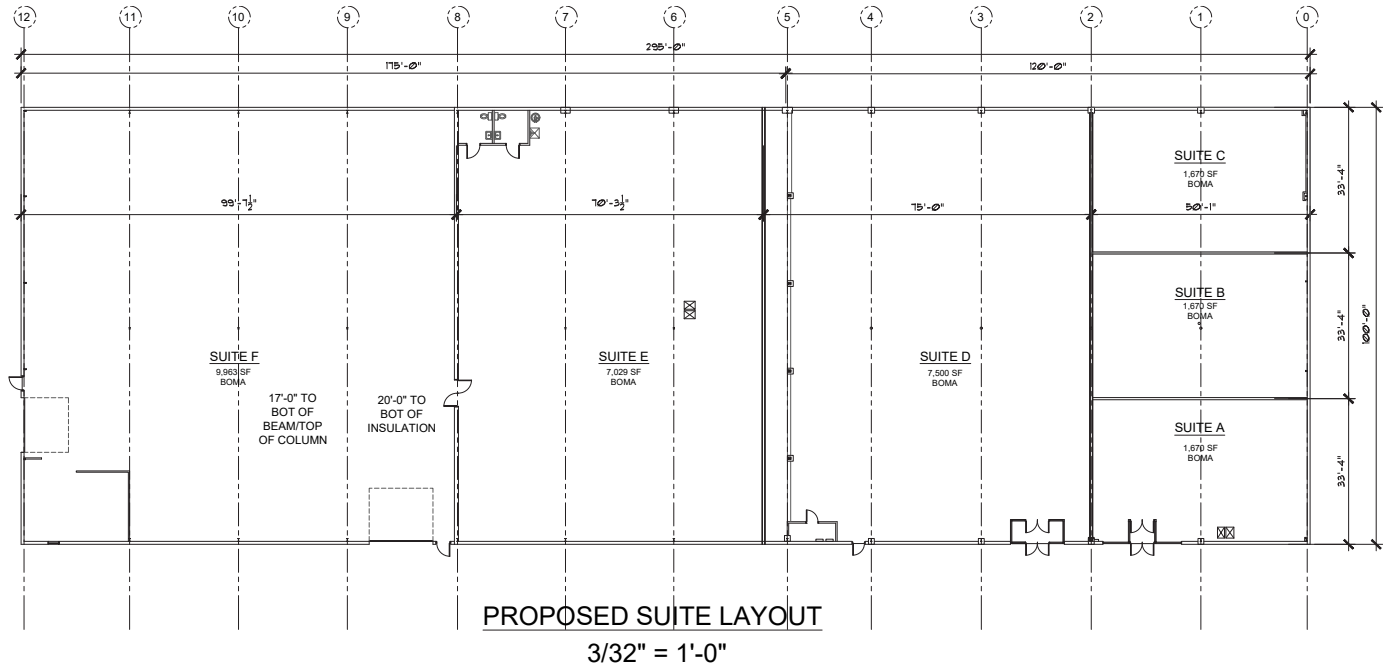
- **Approx. 20,000 SF Fully Conditioned Flex Space**
  - Climate-controlled space suitable for manufacturing, assembly, showrooms, or premium storage
- **Approx. 10,000 SF Warehouse**
  - High ceilings
  - Roll-up door
  - Efficient loading and laydown area

### SECONDARY BUILDING

- **Approx. 3,000 SF Secure Warehouse**
- Fenced yard
- Vehicle and equipment access

### DESIGNED FOR EFFICIENCY

- Spaces can be configured for single users or multiple tenants. The property supports a broad range of uses while maintaining operational flexibility as tenants grow or adapt.



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## IDEAL FOR

### FLEX AND LIGHT INDUSTRIAL USERS

- Light manufacturing
- Assembly operations
- Product testing and fabrication
- Specialized storage

### INDUSTRIAL AND LOGISTICS USERS

- Distribution and support operations
- Equipment and materials storage
- Warehouse and fulfillment functions

### RETAIL AND SHOWROOM USERS

- Showrooms with warehouse support
- Service-oriented retail
- Customer-facing sales combined with operational space



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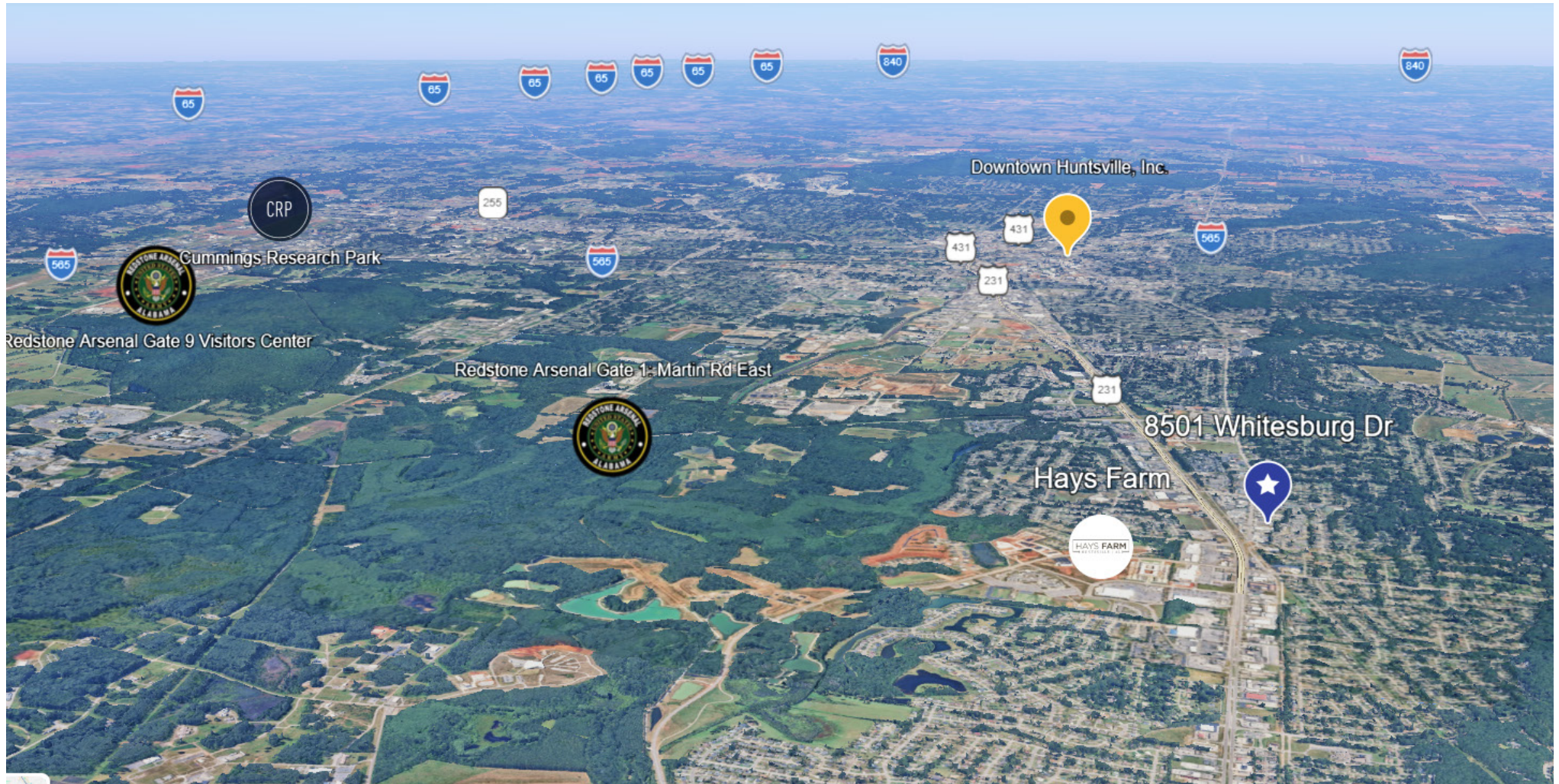


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