

AVAILABLE FOR IMMEDIATE OCCUPANCY

Colliers

For Lease

River & Rocket Commerce Center
23366 Bibb Garrett Road, Huntsville, AL 35671
±54,400 SF Fully Demised Space Including
±2,231 SF Office Buildout

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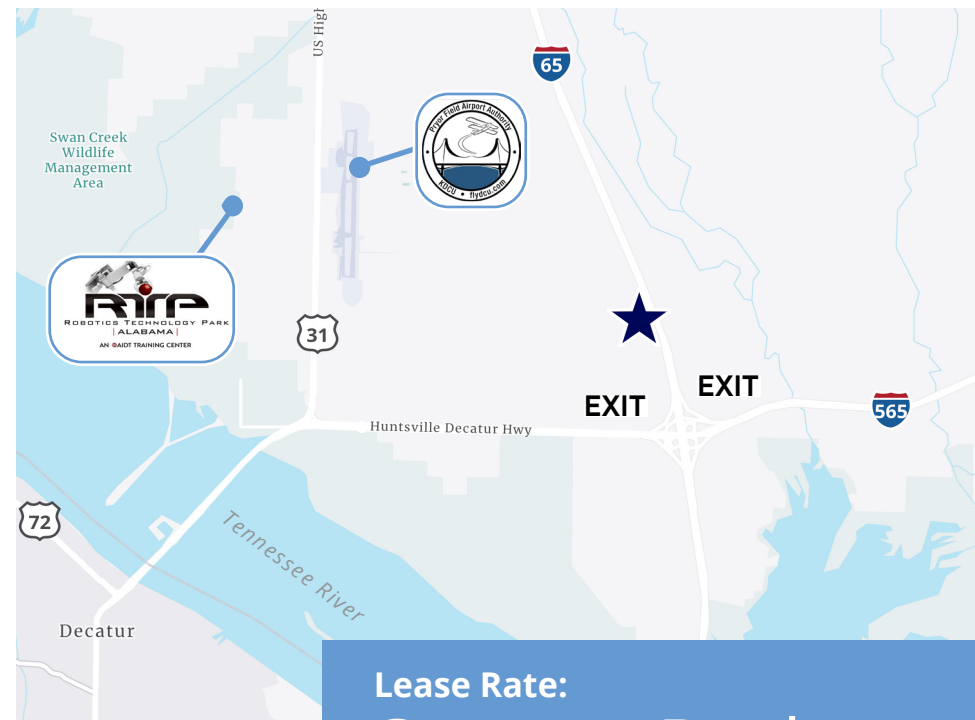
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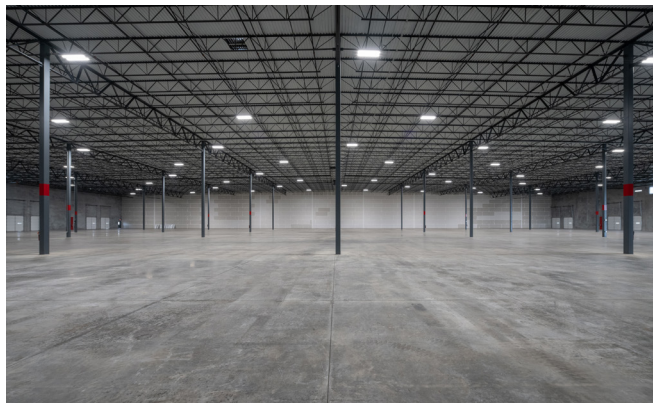
Property Details

Building Size	±305,760 SF
Available SF	±54,400 SF
Spec Office Space	±2,231 SF <ul style="list-style-type: none">• Reception / open office• Conference room• Kitchenette• IT / Comm• 2 Private Offices• Men's & Women's Restrooms
Zoning	M1; Light Industrial
Construction	Concrete tilt-up
Clear Height	32'
Parking	25 auto / 12 trailer parking spaces
Dock-Height Doors	Six (6) with vision panels and shelters
Sprinklers	ESFR sprinklers
Lighting	LED lighting
Floor	6" reinforced concrete slab with 4" stone base
Roof	45 mil TPO R-20 roof with 15 year warranty
Miscellaneous Specs	<ul style="list-style-type: none">• 50' x 52' bays + 60' speed bay• 135' truck apron• Drive-in capability (as needed)• 1000 Amp electrical service
Location Highlights	<ul style="list-style-type: none">• 2 miles from regional airport and 7 miles from Huntsville Intl. Airport• Just 1.5 miles from the I-565/I-65 interchange, with convenient access to two major interchanges• Close proximity to major occupiers and demand drivers: Redstone Arsenal, Mazda-Toyota, Target, Amazon, FedEx



Lease Rate:

Contact Broker



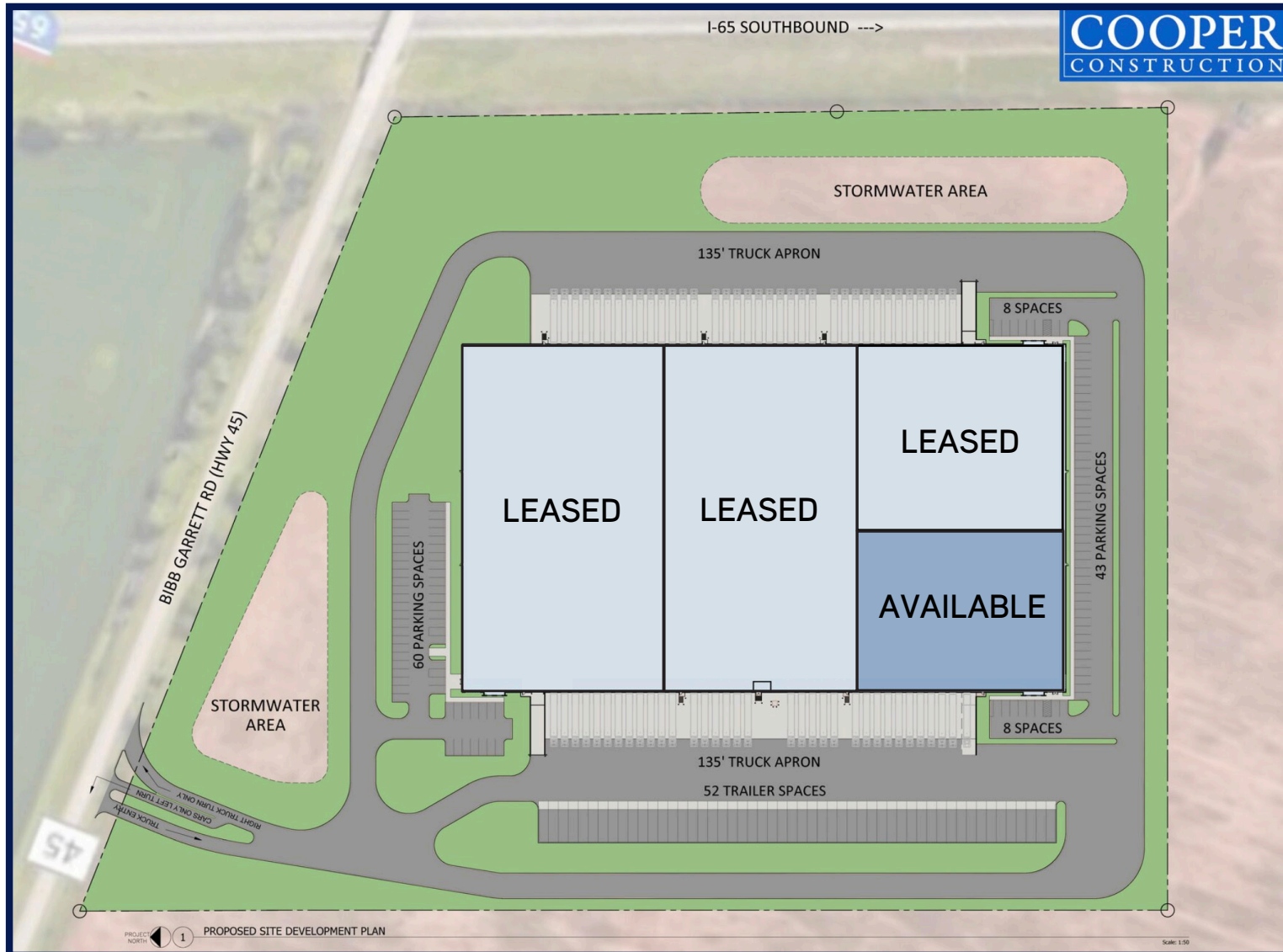
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Site Plan



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Automotive Assembly Map



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25 & 50 Mile Radius Map



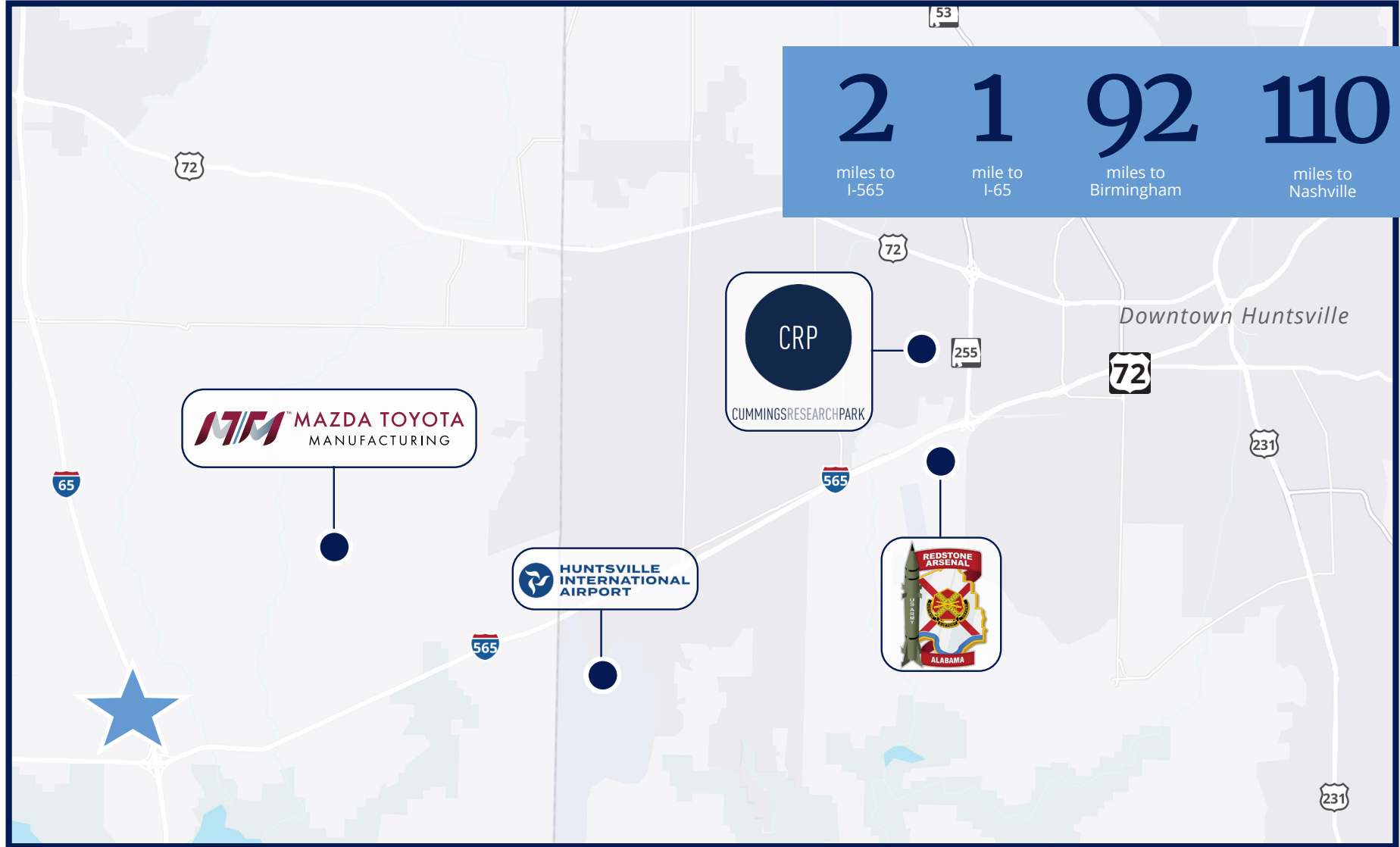
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Location Map



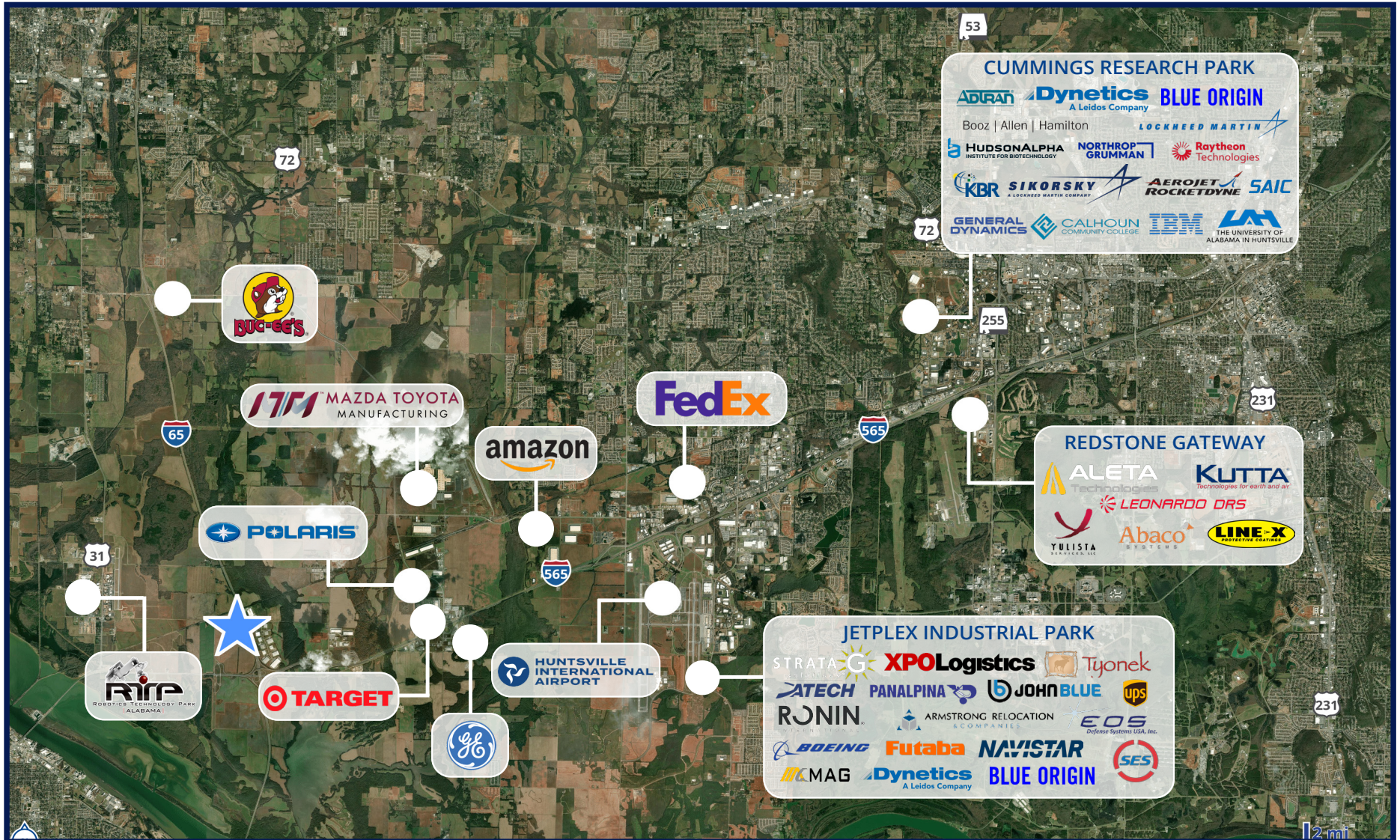
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Area Map



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