

FOR LEASE

Industrial Flex Space Under Construction FOR LEASE

277 Westchester Road, Buildings 4 & 6
Madison, AL 35758

BUILDING SIZE 20,000 SF

LEASE RATE: \$9.00 SF/YR NNN

TRIPLE NET EXPENSES ESTIMATED AT \$1.65 PSF

PROPERTY HIGHLIGHTS

- New industrial flex development
- Clear span interior
- 21' clear height under frames; 25' eave height; 27' peak height
- 6" slab flooring
- Gas heated warehouse
- ESFR sprinkler system
- 600 Amp 120/280V 3-phase power
- Two 9' x 10' dock doors with levelers
- Two 12' x 14' grade level drive-in doors
- 16 parking spaces per building
- Includes 1,350 SF office buildout: 6 offices, breakroom, lobby, 2 restrooms



PROPERTY DESCRIPTION

This warehouse development in the Jetplex area offers tenants an outstanding location for serving customers in the greater Huntsville area and Mid-South region. Tenants have convenient access to I-565, I-65, and major highways. Comprised of 20,000 SF each, the buildings are designed for single tenant use.

Building 4 has an estimated completion date of August 1, 2026. Building 6 has an estimated completion date of September 1, 2026.



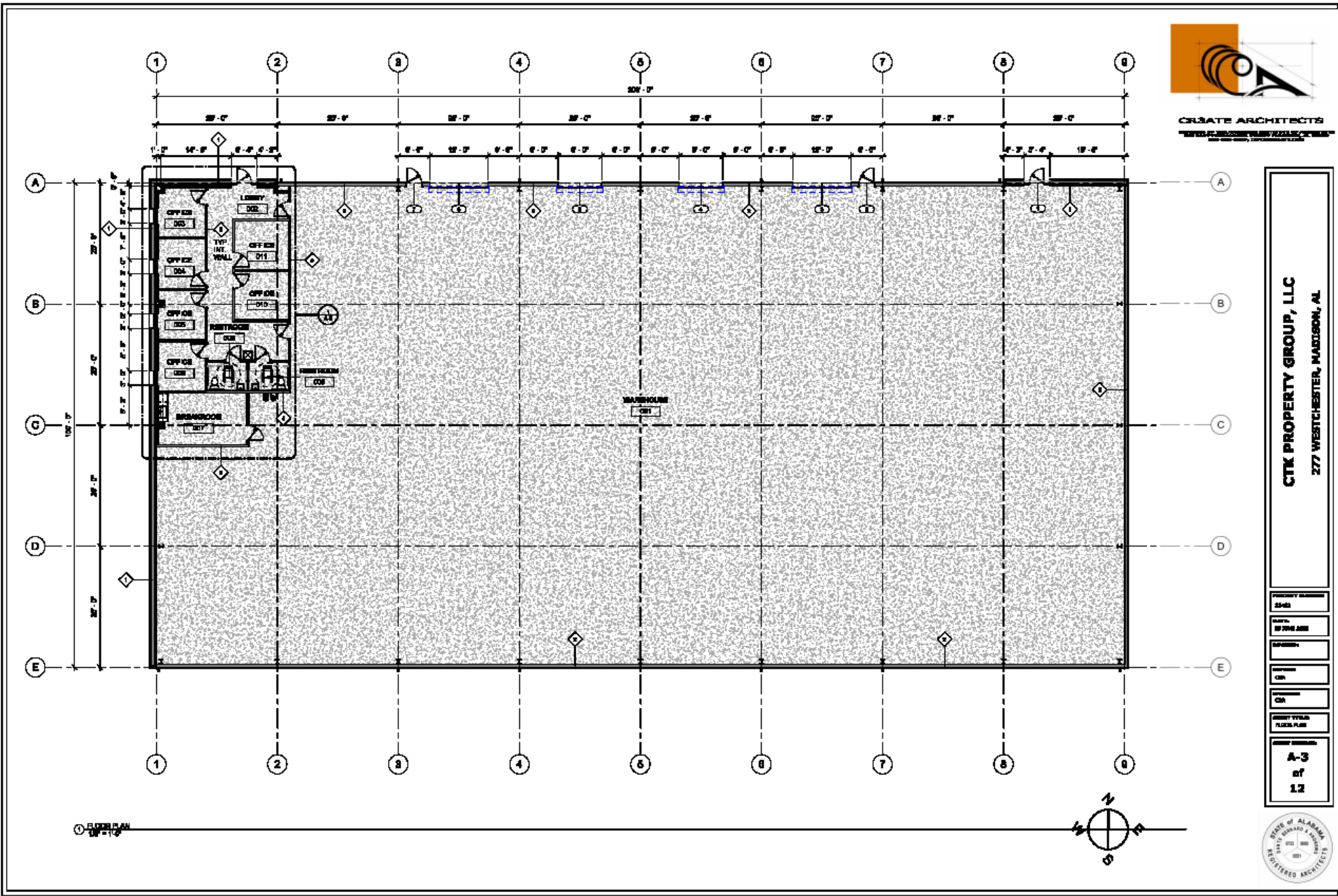


LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	20,000 SF	LEASE RATE:	\$9 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
BLDG 4	Available	20,000 SF	NNN	\$9.00 SF/yr
BLDG 6	Available	20,000 SF	NNN	\$9.00 SF/yr



CTK PROPERTY GROUP, LLC
277 WESTCHESTER, MADISON, AL

PROPERTY NAME	277-01
DATE	10/26/2016
PROJECT	
OWNER	
ARCH	
DESIGNER	
PROJECT TITLE	
A-3	
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