

Fully Conditioned Warehouse

4000 Memorial Parkway SW, Huntsville, AL 35802

For Lease **54,000 Sq Ft**
Industrial/Warehouse - For Lease

Property Highlights

- Total Available: 54,000 SF Warehouse space Divisible to 3,000 SF.
- Ample parking
- High visibility on Memorial Parkway frontage
- Fenced laydown yard
- Great location next to the intersection of Airport Road and Memorial Parkway
- HSV HUBZone
- Fenced outdoor storage area
- Zoning: Heavy Industrial
- Heated and cooled warehouse
- Entire building is sprinkled
- 3-phase power
- Access Features:
 - Dock High Roll-up: 4
 - Grade Level Roll-up: 3
 - Clear Height: 18-26 feet



NAI Chase Commercial

Commercial Real Estate Services, Worldwide.

P.O. Box 18153, Huntsville, AL 35804
www.chasecommercial.com

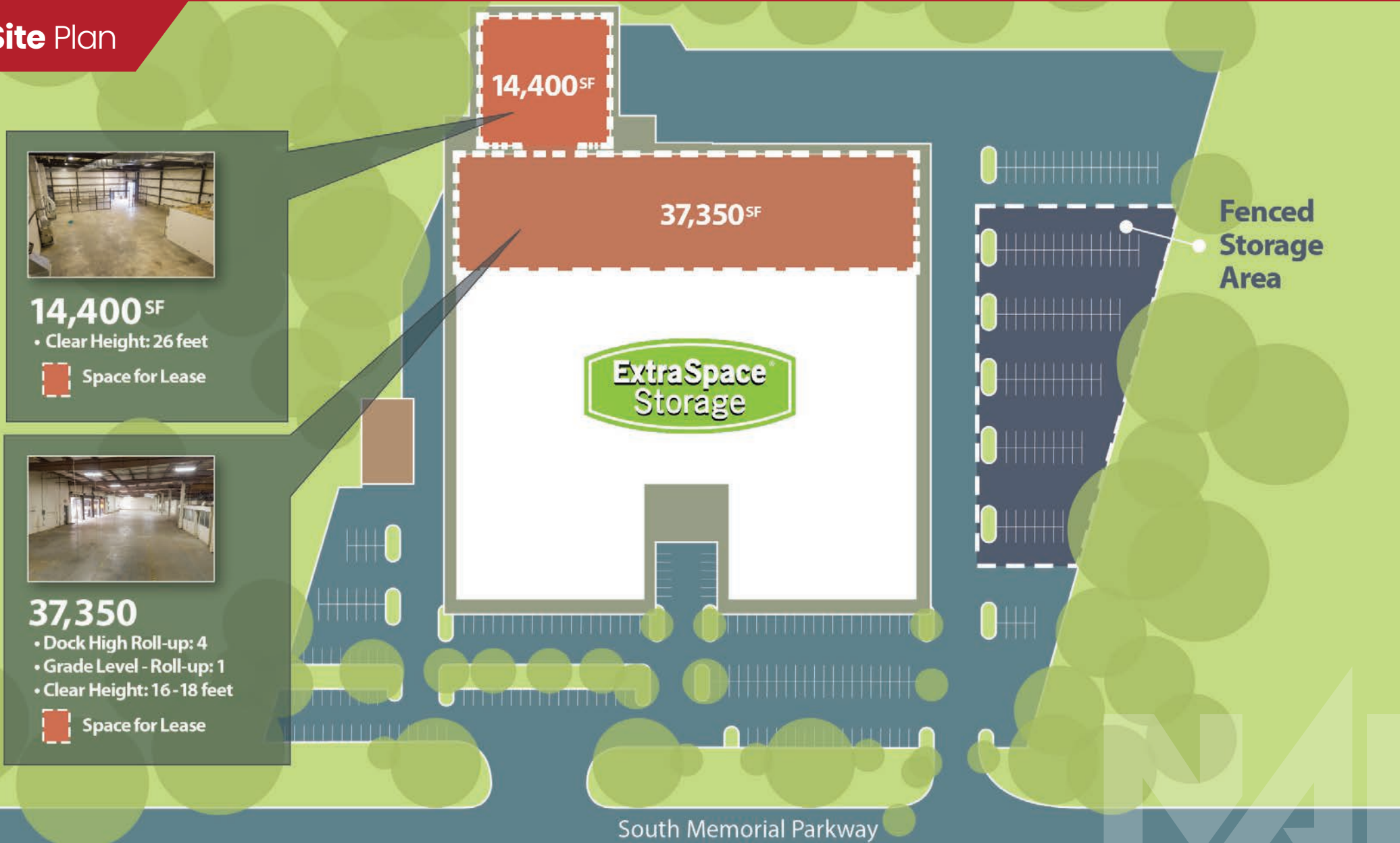
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Site Plan



14,400^{SF}
• Clear Height: 26 feet
• Space for Lease



37,350
• Dock High Roll-up: 4
• Grade Level - Roll-up: 1
• Clear Height: 16 - 18 feet
• Space for Lease

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Details & Photos

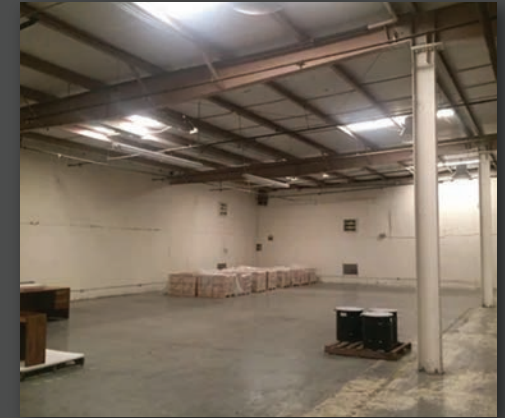


54,000^{SF}

Building Highlights

175,000 SF, Class C Warehouse/Office, located in HSV HUBZone, and on Memorial Parkway South, providing high visibility and easy access.

Lease Rate: \$7.50 SF/yr (NNN) \$1.60 psf CAM
Year Built: Low Warehouse built in 1978
High Warehouse built in 1983
Property Type: Industrial
Building Size: 175,000 SF



for more information on this property, [click here](#)



to view the video for this property, [click here](#)

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South Huntsville Area Amenities



John Hunt Park

Downtown Huntsville



AIRPORT ROAD

MEMORIAL PARKWAY

53

231



4000
Memorial Parkway

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About the Area

DEFENSE Impact



108,000
DIRECT/INDIRECT JOBS



\$30 BILLION
FEDERAL IMPACT



1 in 5 Jobs
DEFENSE RELATED



70
DIFFERENT
Federal Organizations

From defense to engineering, biotech, health care, advanced technology and automobile manufacturing, Huntsville's fast-growing region has written an astonishing success story of investment, expansion and job creation.



#3

"Best Place to Live in the U.S."



Future of Tech

"...is in These Three Cities, Including Huntsville"



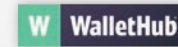
Best Place

"...to Live for America's New Tech Hubs"



#1

"Best City for STEM Workers in America"



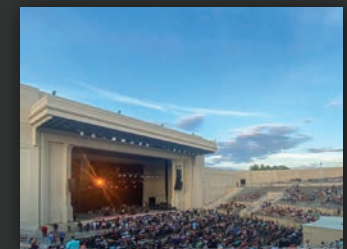
#11

"Job market in the nation"

Military, telecommunications, biotechnology, space, diversified manufacturing and many emerging specialties provide challenging work in delightful surroundings. The area enjoys a favorable cost of living and quality of life. Mountains, lakes, woodlands and the Tennessee River accommodate numerous recreational activities. A temperate climate enhances the season for outdoor sports, including world-class golf, hiking, biking, and fishing. Major concerts, Broadway and symphony performances, extensive permanent art collections and traveling exhibitions contribute to a wonderful way of life. Huntsville is proven to be one of the strongest markets in the Southeast, with unprecedented stability and the lowest vacancy rate in the region during economic downturns, outperforming competing markets due to its diversified economy. The unique resilience of the market is driven by dynamic demand from the Redstone

Arsenal, NASA's Marshall Space Flight Center, and from like minded tenants looking to co-locate in the Cummings Research Park. In addition, the private sector market is thriving and stands on its own as well with a burgeoning tech and auto industry influence, among others.

- Aerospace companies employ nearly 38,000 people in Huntsville, Madison County and Alabama.
- Huntsville is the location of choice for the best and brightest engineers and scientists.
- Highest concentration of engineers and tech workers in the country.
- Huntsville offers these workers a high quality of life with a low cost of living, a dynamic education system, and a proactive business community offering the infrastructure necessary for business growth.



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