



**FOR SUBLEASE**

**±57,534 SF Class A Office/Warehouse Space**  
**Huntsville Crossroads Phase II**  
**5832 Mooresville Road | Tanner, AL 35671**

**Joe Azar, CCIM**

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Accelerating success.

# Property Overview

## Huntsville Crossroads Phase II

<b>Address:</b>	5832 Mooresville Road, Tanner, AL 35671
<b>Available SF:</b>	±57,534 SF
<b>Lease Rate:</b>	\$6.00 PSF/YR, NNN
<b>Lease Expiration:</b>	December 31, 2029
<b>Construction:</b>	Tilt-up concrete panels
<b>Ceiling Height:</b>	32' minimum
<b>Column Spacing:</b>	56' x 60' (60' deep at speed bays)
<b>Truck Courts:</b>	135' - 190' truck courts
<b>Lighting:</b>	LED
<b>Sprinkler:</b>	ESFR system
<b>Heat:</b>	Freeze protection
<b>Trailer Storage:</b>	Negotiable
<b>Auto Parking:</b>	Negotiable
<b>Dock Doors:</b>	13 (9' x 10') dock-high doors
<b>Drive-In Doors:</b>	Two (2), plus (2) expandable
<b>Space Dimensions:</b>	223' x 258'



**Pricing:**  
\$6.00 PSF/YR, NNN

# Property Images



Aerial View - Phase 1 and Phase 2

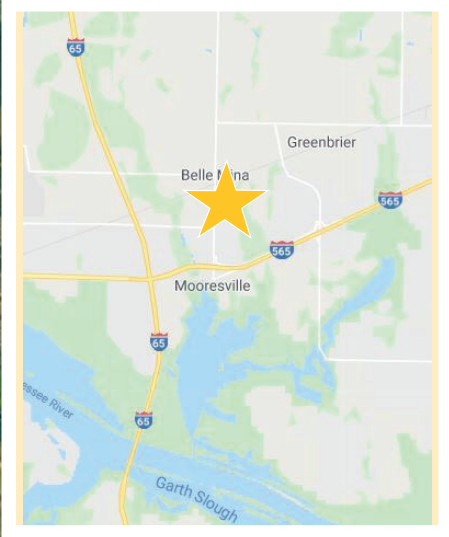
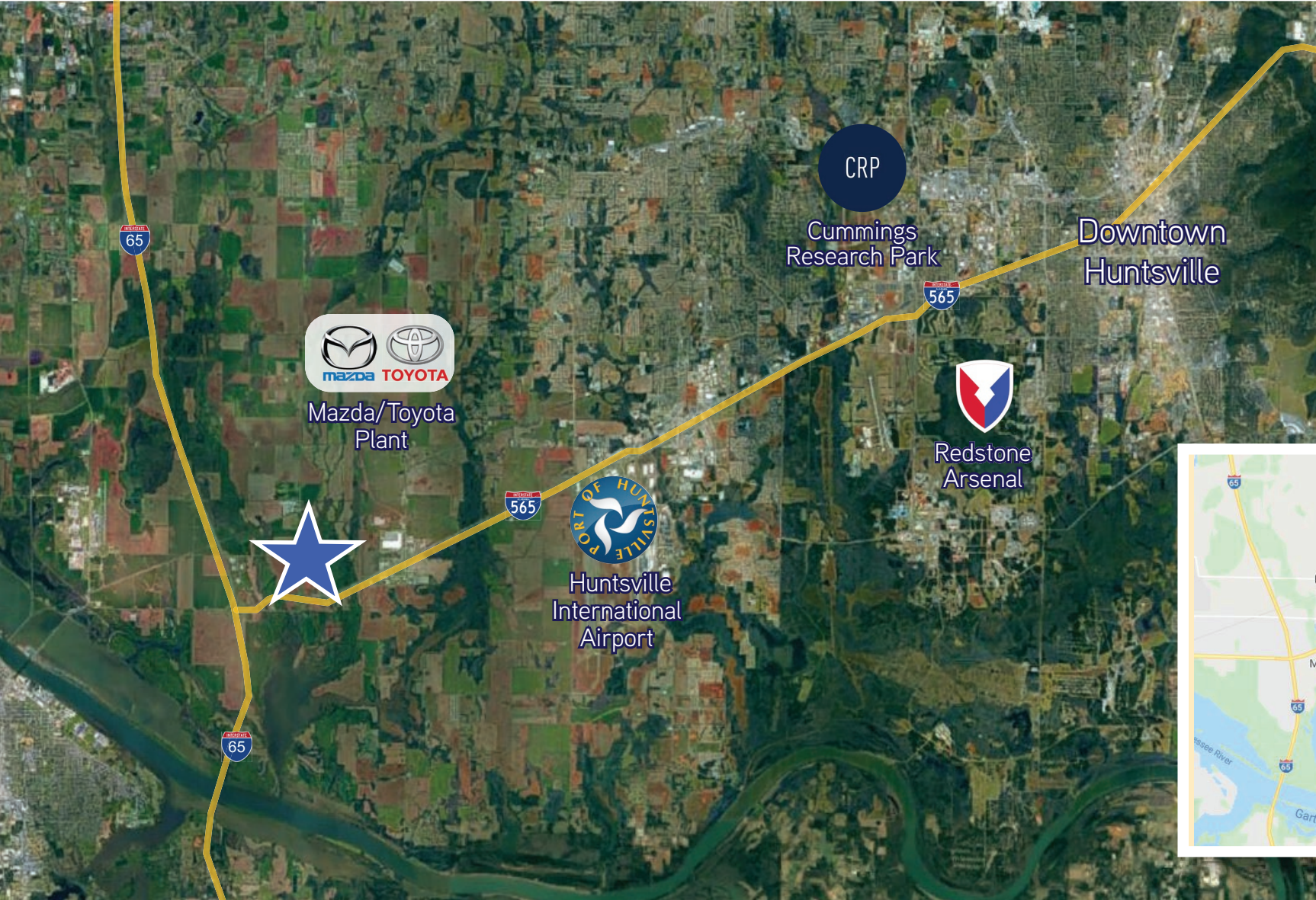


Eye Level Elevation



Area Plan

# Location





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