

FOR LEASE

WAREHOUSE · OFFICE · SHOWROOM

4701 Commercial Drive

Huntsville, Alabama 35816

TOTAL BUILDING

14,884 SF

LEASE TYPE

NNN

YEAR BUILT

1973

CLEAR HEIGHT

15 FT

ASKING RATE

PRICE REDUCED

\$7.75per SF / YR
NNNReduced from ~~\$8.75~~ SF/YR

MONTHLY RENT

\$9,612.58 /mo

ANNUAL RENT

\$115,351 /yr

PROPERTY OVERVIEW

A versatile warehouse & showroom asset

Positioned on Commercial Drive in northwest Huntsville, 4701 Commercial Drive offers 14,884 square feet of combined warehouse, office and showroom space. The layout pairs a finished office and showroom front with open, column-light warehouse — served by grade-level loading and 15-foot clear ceilings. It is an efficient, move-in-ready footprint for distribution, light manufacturing, trades and retail showroom users.

SPECIFICATIONS

Total Building Area	14,884 SF
Clear Ceiling Height	15 ft
Loading	Dock + Grade
Year Built	1973
Lease Type	NNN



FEATURES & AMENITIES

- › Dock & grade-level loading
- › 15' clear ceiling height
- › Finished office & showroom front
- › Private restrooms & breakroom
- › Open, column-light warehouse
- › High-visibility corridor frontage



AVAILABILITY

Available immediately*Tours by appointment*

IDEALLY SUITED FOR

Distribution & Logistics

Light Manufacturing

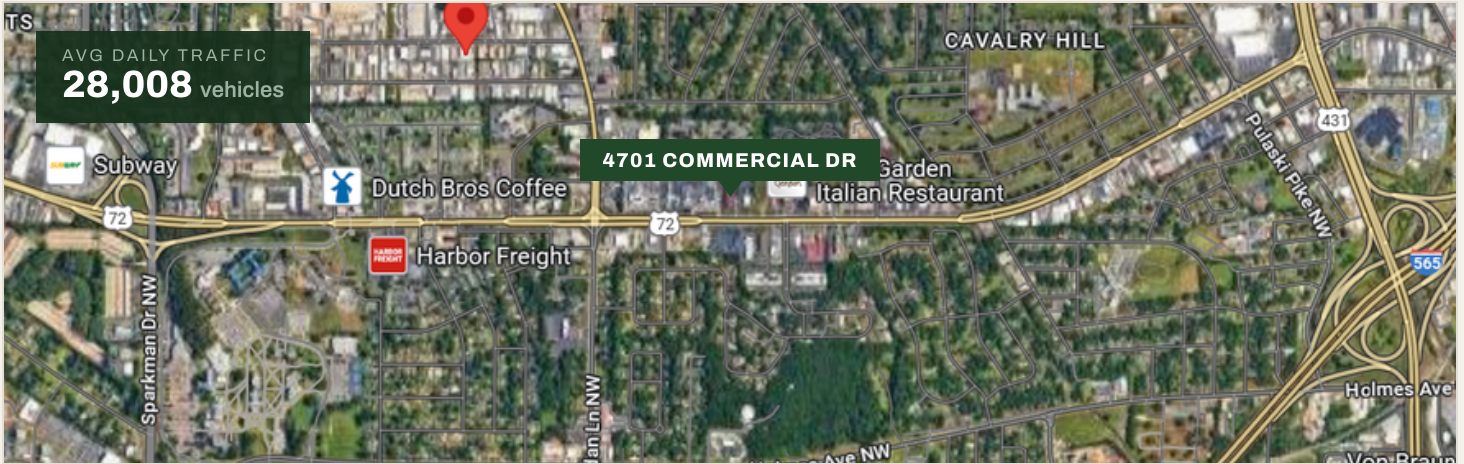
Showroom / Retail Sales

Creative Studios & Fabrication

Trade Contractors & Suppliers

LOCATION

Central to Huntsville's commercial corridor



ACCESS

Minutes from I-565, Memorial Parkway and US-72 with quick reach to Downtown Huntsville.

VISIBILITY

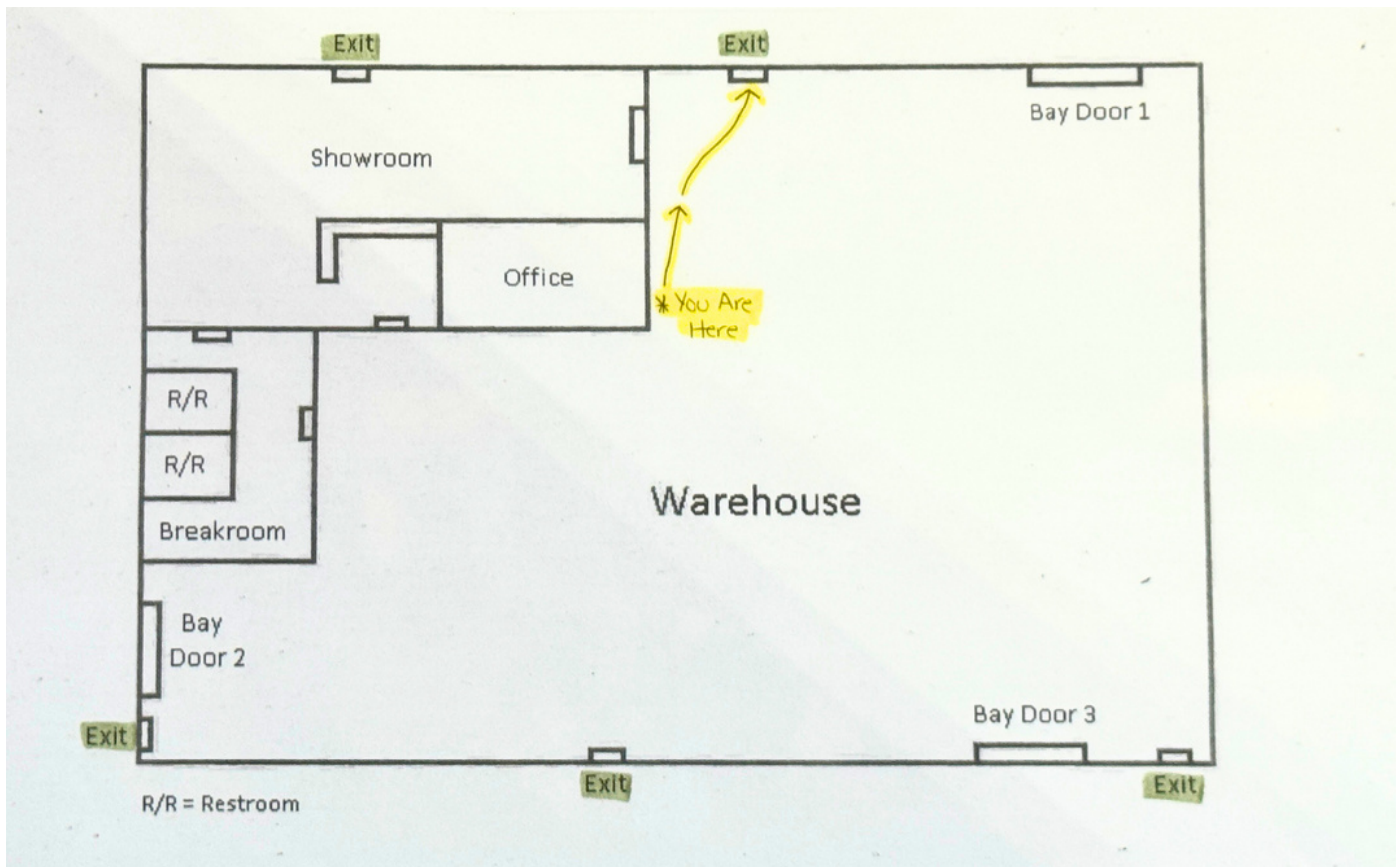
Surrounded by established commercial activity that keeps your business visible and accessible.

NEIGHBORS

Costco, Harbor Freight, Home Depot and UAH all within a short drive of the site.

FLOOR PLAN

NOT TO SCALE



PROPERTY GALLERY

Inside the space



SCHEDULE A TOUR

Let's find the right
space for your business.

CALL

256-715-3273

EMAIL

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