

±23,366 SF

MULTI-BUILDING INDUSTRIAL CAMPUS
AVAILABLE FOR SALE

111
CASTLE DRIVE

MADISON, AL 35758



PREFERRED
REAL ESTATE
BROKERS

EXCLUSIVELY LISTED BY

MARK WILLIAMS

Senior Associate
Preferred Real Estate Brokers
2121 S Hiawasse Road, Suite 100 Orlando, FL 32835
Mobile: (407) 406-3187 | Office: (407) 440-4900
Mark.WilliamsRE@outlook.com
License: FL #SL3394984

SCOTT REID

Vice President
ParaSell, Inc.
Office: (949) 942-6585
Broker@parasellinc.com
License: AL-000127148-0



NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Preferred Real Estate Brokers in Association with ParaSell, Inc. and should not be made available to any other person or entity without the written consent of Preferred Real Estate Brokers in Association with ParaSell, Inc.. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers or lessees, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Preferred Real Estate Brokers in Association with ParaSell, Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Preferred Real Estate Brokers in Association with ParaSell, Inc. has not verified, and will not verify, any of the information contained herein, nor has Preferred Real Estate Brokers in Association with ParaSell, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers or lessees must take appropriate measures to verify all of the information set forth herein. Preferred Real Estate Brokers in Association with ParaSell, Inc..

NON-ENDORSEMENT NOTICE Preferred Real Estate Brokers in Association with ParaSell, Inc. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Preferred Real Estate Brokers in Association with ParaSell, Inc., its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Preferred Real Estate Brokers in Association with ParaSell, Inc., and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

In Association with Scott Reid & ParaSell, Inc. | A Licensed Alabama Broker | License: AL-000127148-0



[Youtube Video Link](#)
[Click Here!](#) 

Industrial Property for Sale in Madison, AL (Huntsville MSA)



Scan this QR code with your phone's camera to see the YouTube Video for this Property



111
CASTLE DRIVE

CONTENTS

01

EXECUTIVE
SUMMARY

02

PROPERTY
DESCRIPTION

03

LOCATION
OVERVIEW

04

MARKET
OVERVIEW

111

CASTLE DRIVE



EXECUTIVE
SUMMARY

01

THE OFFERING

Preferred Real Estate Brokers is pleased to present the opportunity to acquire a versatile, multi-building office/industrial campus located at 111 Castle Drive in Madison, Alabama.

This ±23,366-square-foot campus is situated on ±3.58 acres and features:

- + Three independent industrial buildings
- + ±1,750 SF of finished office space
- + Open, clear-span shop areas
- + Gas heat and compressed-air drops
- + Up to ±25' center heights
- + Four oversized overhead doors
- + Mezzanine and covered storage
- + Substantial yard and circulation area

Strategically positioned within northwest Huntsville's established industrial corridor, the property is ideally suited for light manufacturing, specialty fabrication, warehousing, distribution, contractor or industrial-service operations.

Located in unincorporated Madison County with no formal zoning restrictions, the property offers an exceptional opportunity for an owner-user or value-add investor seeking operational flexibility, substantial industrial infrastructure and convenient access to U.S. Highway 72, Slaughter Road and I-565.



INVESTMENT HIGHLIGHTS



FLEXIBLE THREE-BUILDING OFFICE / INDUSTRIAL CAMPUS



FOUR OVERSIZED DRIVE-IN OVERHEAD DOORS



HIGH-CLEARANCE SHOP SPACE; UP TO 25' CENTER HEIGHT



±1,750 SF OF FINISHED OFFICE SPACE



±3.58-ACRE SITE WITH SUBSTANTIAL YARD AREA



24' × 200' OPEN-AIR COVERED STORAGE SHED



GAS HEAT, COMPRESSED-AIR DROPS & MEZZANINE STORAGE



UNZONED MADISON COUNTY LOCATION



DIRECT ACCESS TO U.S. 72, SLAUGHTER ROAD & I-565

111

CASTLE DRIVE



PROPERTY
DESCRIPTION

02

PROPERTY DESCRIPTION

ADDRESS	111 Castle Drive Madison, AL 35758
MARKET/SUBMARKET	Northwest Huntsville
ASKING PRICE	\$1,600,000
LEGAL DESCRIPTION	Lots 6 & 7, Richland Park Commercial Subdivision
SQUARE FOOTAGE	±23,366 SF
LOT SIZE	±3.58 Acres
OFFICE AREA	±1,750 SF
BUILDINGS	Three Buildings + Open-Air Shed
CLEAR HEIGHT	Up to ±25' Center Height
OVERHEAD DOORS	Four Oversized Drive-In Doors
COVERED STORAGE	24' x 200' Open-Air Shed
FRONTAGE	±187' Along Castle Drive
ZONING	Unzoned — Madison County
FLOOD STATUS	Outside Mapped Flood Zone
UTILITIES	Access to City of Huntsville Utilities

The property comprises approximately 23,366 square feet of office, industrial and warehouse space situated on approximately 3.58 acres across two contiguous parcels. The campus includes three pre-engineered metal buildings and a supplemental 24-foot-by-200-foot open-air storage shed.

Building 1 contains approximately 6,800 square feet, including 1,500 square feet of finished office, open shop space, mezzanine storage, four suspended gas heaters, compressed-air drops and three 18-foot-by-16-foot overhead doors. Building 2 provides approximately 12,500 square feet of high-clearance shop space with a 25-foot center height and one 20-foot-by-16-foot overhead door. Building 3 contains approximately 4,066 square feet, including 250 square feet of office and an open shop area with an 18-foot center height.

The level site offers substantial circulation, yard and storage capacity, with frontage along Castle Drive and Ridgemont Circle. Its multi-building configuration and unzoned Madison County location support a broad range of manufacturing, warehouse, contractor and industrial-service uses.

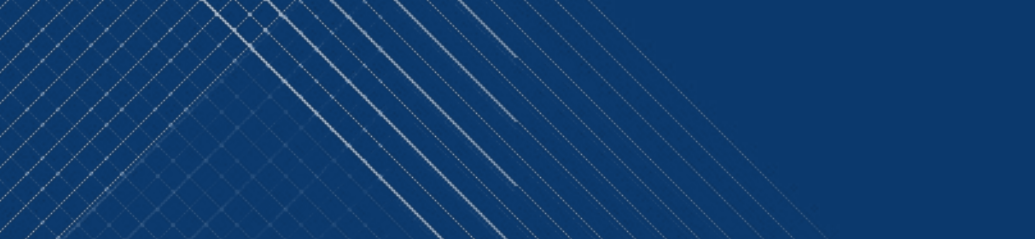


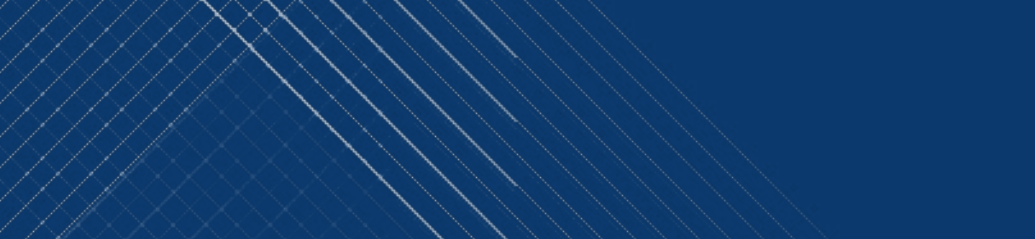
SITE PLAN











111

CASTLE DRIVE



LOCATION
OVERVIEW

03

EXCELLENT REGIONAL ACCESS

Positioned south of U.S. Highway 72 West and east of Slaughter Road, 111 Castle Drive offers excellent connectivity throughout Huntsville, Madison and the greater North Alabama region. U.S. Highway 72 carries approximately 44,200 vehicles per day and provides direct east–west access, while Slaughter Road connects the property with Madison Boulevard and I-565. Cummings Research Park is approximately two miles away, Redstone Arsenal Gate 9 is approximately 5.8 miles away and Huntsville International Airport is approximately nine miles from the property. This strategic location provides manufacturers, contractors, suppliers and distribution users with efficient access to major employment centers, transportation infrastructure and regional customers.



NORTHWEST HUNTSVILLE — INDUSTRIAL PERSPECTIVE

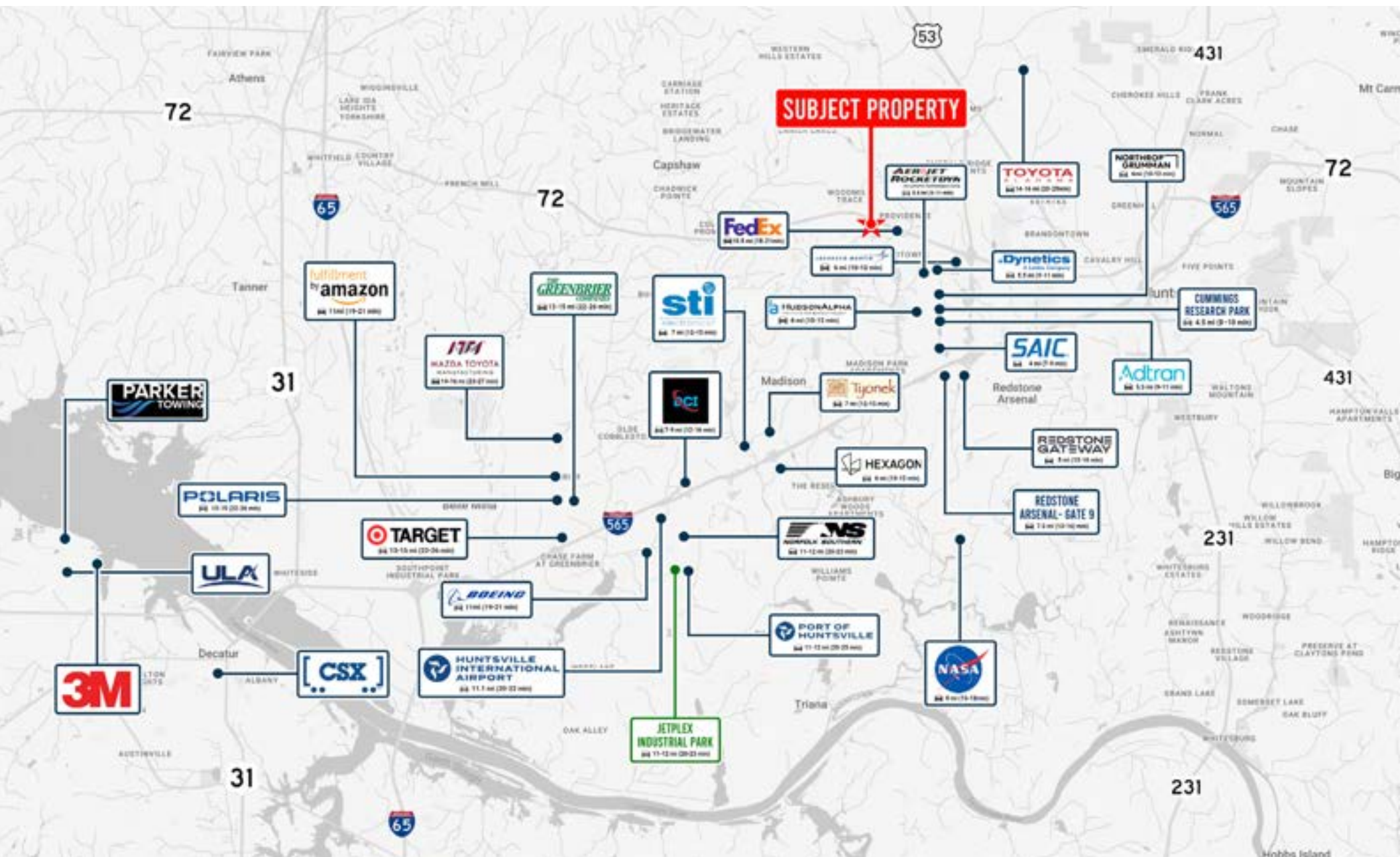
Huntsville has developed into one of the Southeast's most important centers for aerospace, defense, research, technology and advanced manufacturing. Redstone Arsenal and Cummings Research Park anchor a major employment and supplier ecosystem that supports government agencies, prime contractors, engineers, manufacturers and specialized industrial-service companies. Huntsville International Airport, I-565 and the region's primary arterial network further strengthen the area's appeal to companies requiring efficient access to customers, suppliers and skilled labor.

The Huntsville industrial market entered the second half of 2026 with approximately 36.0 million square feet of tracked inventory and an overall occupancy rate of 90.8%. Market conditions strengthened through 2025, with vacancy declining from 11.98% to 9.91% and annual net absorption rebounding to more than 1.0 million square feet. Madison County's population has grown approximately 11.7% since 2020, while the Huntsville metropolitan area maintains an unemployment rate of approximately 2.9%.

Recent expansion announcements from Redwire, Blue Origin, SPX and Eli Lilly represent billions of dollars in capital investment and hundreds of skilled jobs. These projects are expected to reinforce the region's manufacturing base and generate continued demand from suppliers, contractors, logistics providers and industrial-service operators.

Within this expanding market, the Castle Drive corridor provides an established concentration of office, warehouse and light-industrial properties near U.S. Highway 72. Its strategic accessibility, operational flexibility and proximity to Huntsville's primary economic drivers make the corridor a desirable location for manufacturing, fabrication, warehousing and contractor operations.

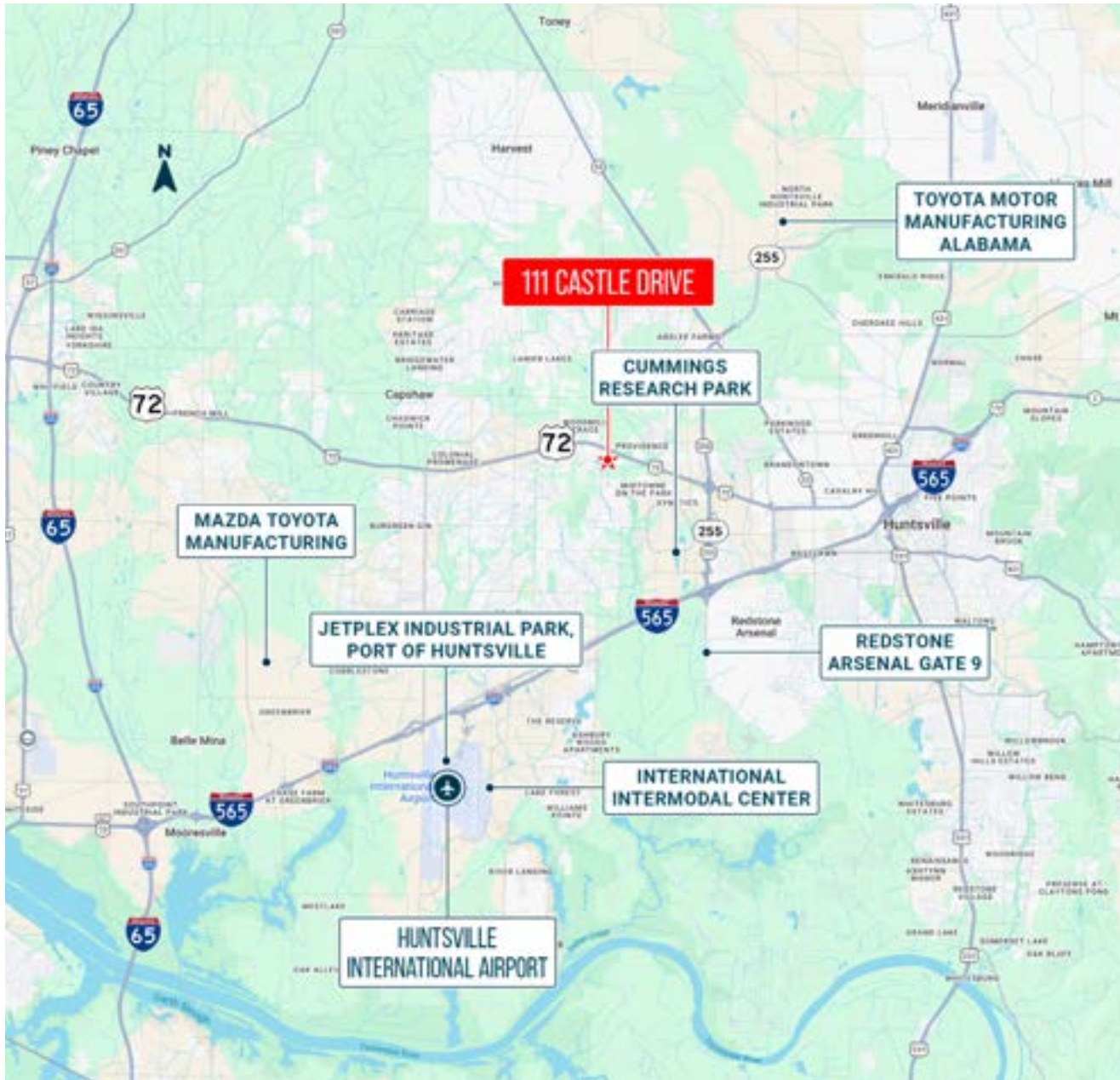
LOCATION MAP



© 2015 Pearson Education, Inc. or its affiliate(s). All rights reserved. Pearson Education, Inc., publishing as Pearson Benjamin Cummings, 101 Philip Drive, Assinippi Park, New York, NY 10984-2135. Printed in the United States of America. This publication is protected by copyright. Permission to reproduce copies may be obtained from the Copyright Clearance Center, Inc., 222 Rosewood Drive, Danvers, MA 01923. For more information, contact CCR, www.copyright.com.



REGIONAL MAP



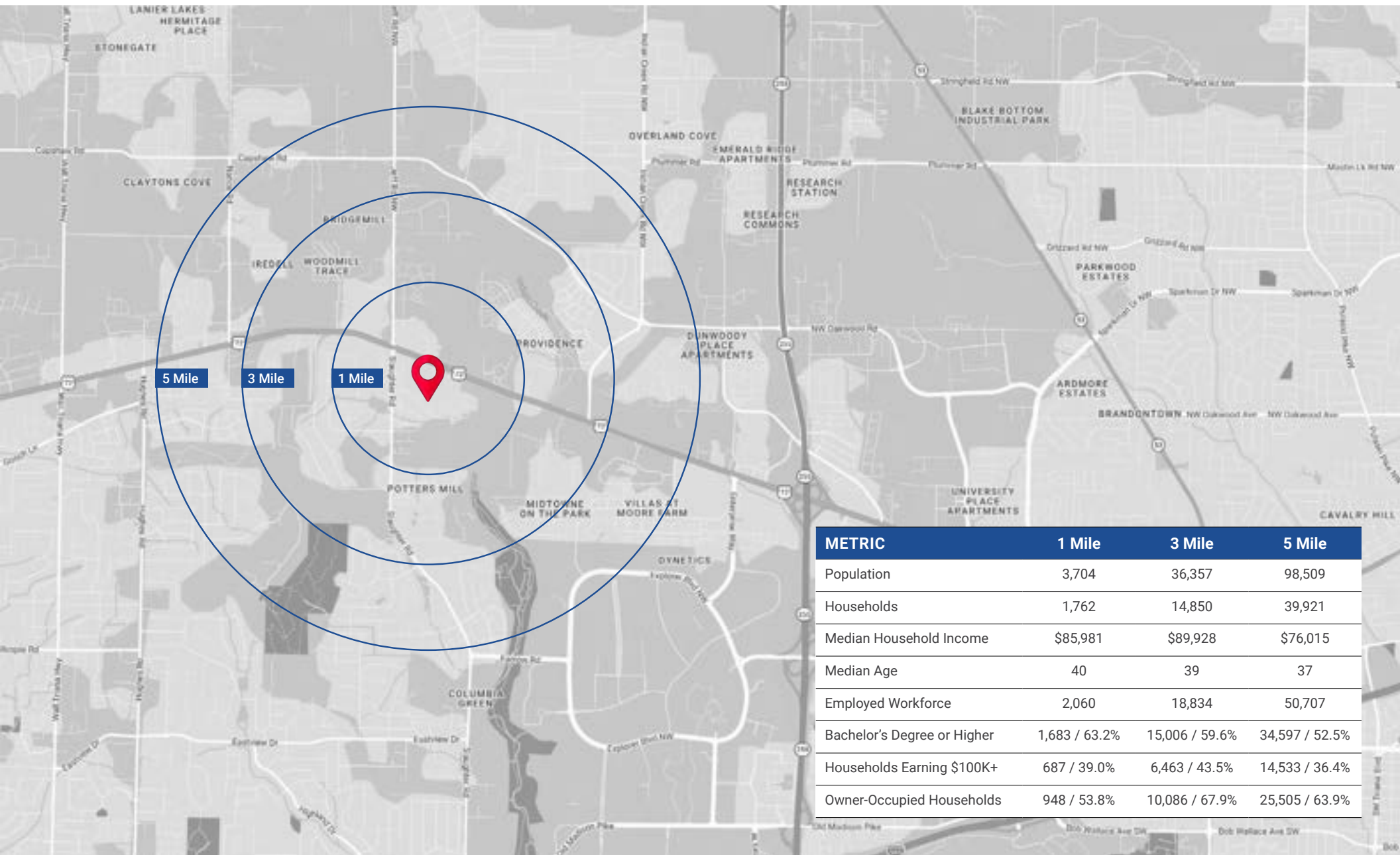
PROXIMITY TO TRANSPORTATION & INDUSTRY

TRANSPORTATION / EMPLOYMENT DRIVER	MILES
Cummings Research Park	±2.0
Redstone Arsenal Gate 9	±5.8
Huntsville International Airport	±11.1
Port of Huntsville / Intermodal Center	±11.5
Jetplex Industrial Park	±11.5
Toyota Motor Manufacturing Alabama	±13.0
Mazda Toyota Manufacturing	±18.0

PROXIMITY TO MAJOR ROADWAYS

ROADWAY	MILES
U.S. Highway 72 West	±0.5
Slaughter Road	±1.0
Research Park Boulevard / SR 255	±3.8
Madison Boulevard / U.S. 72 Alt.	±5.5
I-565	±5.5
I-65	±18.0

DEMOGRAPHICS



111

CASTLE DRIVE



MARKET
OVERVIEW

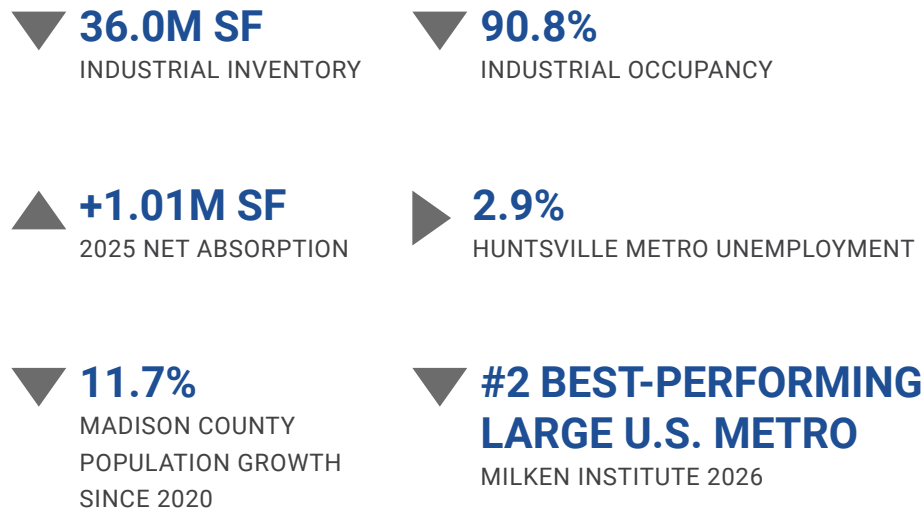
04

MARKET OVERVIEW

Huntsville's industrial market comprises approximately 36.0 million square feet of tracked inventory. Demand is supported by the region's concentration of aerospace, defense, advanced manufacturing, technology and logistics employers. Continued corporate investment and population growth are strengthening Huntsville's long-term industrial outlook.

HUNTSVILLE INDUSTRIAL OVERVIEW

STRONG ABSORPTION AND MAJOR INVESTMENT SUPPORT INDUSTRIAL DEMAND



MARKET HIGHLIGHTS

- + Huntsville's industrial market entered the second half of 2026 with approximately 36.0 million square feet of inventory and an overall occupancy rate of 90.8%. Vacancy improved from 11.98% to 9.91% through 2025, while annual net absorption rebounded to more than 1.0 million square feet.
- + Industrial demand continues to be driven by Huntsville's concentration of aerospace, defense, advanced manufacturing, technology and logistics employers. Expansion announcements from Redwire, Blue Origin, SPX and Eli Lilly represent billions of dollars in capital investment and hundreds of additional skilled jobs.
- + Madison County's population has grown 11.7% since 2020, while Huntsville's metropolitan unemployment rate remains approximately 2.9%. Ranked the #2 Best-Performing Large U.S. Metro by the Milken Institute in 2026, the region maintains a strong foundation for continued industrial demand and investment.

111

CASTLE DRIVE

MADISON, AL 35758

Contacts

MARK WILLIAMS

Senior Associate
Preferred Real Estate Brokers
2121 S Hiwassee Road, Suite 100 Orlando, FL 32835
Mobile: (407) 406-3187 | Office: (407) 440-4900
Mark.WilliamsRE@outlook.com
License: FL #SL3394984

SCOTT REID

Vice President
ParaSell, Inc.
Office: (949) 942-6585
Broker@parasellinc.com
License: AL-000127148-0

CONFIDENTIALITY & DISCLAIMER The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Preferred Real Estate Brokers in Association with ParaSell, Inc. and should not be made available to any other person or entity without the written consent of Preferred Real Estate Brokers in Association with ParaSell, Inc.. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers or lessees, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Preferred Real Estate Brokers in Association with ParaSell, Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Preferred Real Estate Brokers in Association with ParaSell, Inc. has not verified, and will not verify, any of the information contained herein, nor has Preferred Real Estate Brokers in Association with ParaSell, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers or lessees must take appropriate measures to verify all of the information set forth herein. Preferred Real Estate Brokers in Association with ParaSell, Inc..

NON-ENDORSEMENT NOTICE Preferred Real Estate Brokers in Association with ParaSell, Inc. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Preferred Real Estate Brokers in Association with ParaSell, Inc., its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Preferred Real Estate Brokers in Association with ParaSell, Inc., and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

In Association with Scott Reid & ParaSell, Inc. | A Licensed Alabama Broker | License: AL-000127148-0

PRB | PREFERRED
REAL ESTATE
BROKERS