

FOR SALE / LEASE

INDUSTRIAL FACILITY WITH 3+ ACRE YARD AREA

3415 Highway 53
Huntsville, AL 35806

BUILDING SIZE 80,000 SF

SITE SIZE 6 Acres

YARD AREA 3+ Acres

SALE PRICE/LEASE RATE: \$8,000,000/ \$5.95 SF/YR (NNN)
NNN EXPENSES ESTIMATED AT \$1.50 PSF

PROPERTY HIGHLIGHTS

- Divisible to 40,000 SF
- 8 (10' x 10') dock high doors with levelers
- Additional dock doors may be added on south side
- 5 drive-in doors
- 21' - 29' ceiling height
- 25' x 50' column spacing
- 2 warehouse exhaust fans
- LED Lighting
- 3 acre laydown yard area
- 17,000 SF truck court/parking lot



PROPERTY DESCRIPTION

This property offers 80,000 SF of industrial warehouse space. It features a 3 acre laydown yard and a 17,000 SF truck court/parking lot. The 1,500 sf office portion includes 5 offices, an open area, break room and 5 restrooms. Located in the Spacegate area, the property offers convenient highway access to both Hwy 255 and Hwy 53.

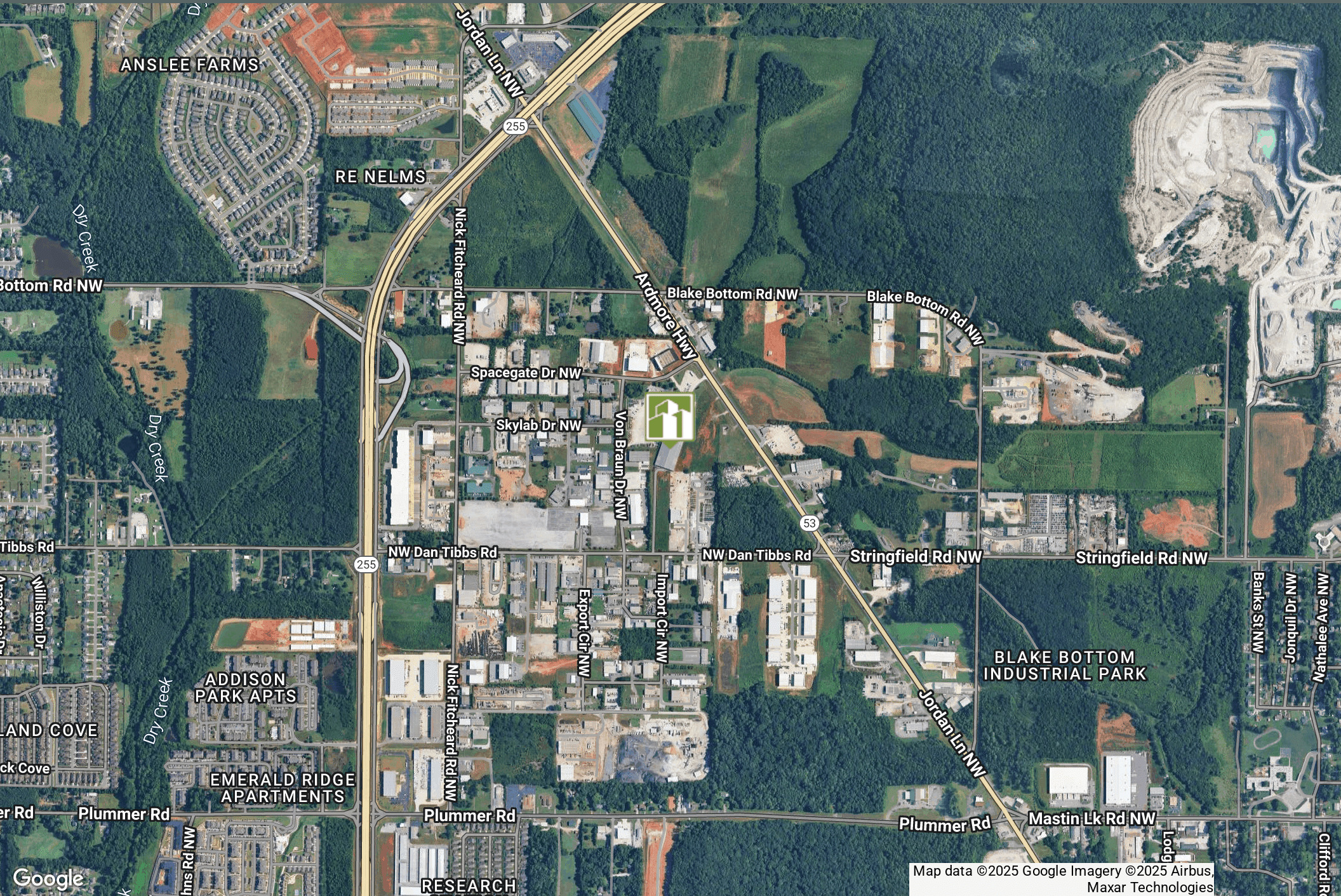


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