



100,073 SF CLASS-A INDUSTRIAL SPACE FOR LEASE

200 HUNTSVILLE
WEST

26641 DISTRIBUTION BLVD.
HUNTSVILLE, ALABAMA 35756

TRIAD
PROPERTIES



PROPERTY DESCRIPTION

200 Huntsville West is a 100,073 square foot, Class “A” office/warehouse/distribution facility that consists of an architecturally appealing concrete & storefront glass exterior along 10 dock-height doors and 1 drive-in ramp with doors. In addition, 23 exterior trailer parking spaces will be provided along with 30 auto spaces.

Prominently located on a highly visible, easily accessible, 22.34-acre site in Huntsville West Industrial Park, a 135 acre master-planned industrial, distribution, warehouse, and manufacturing park located on Greenbrier Parkway in the heart of Huntsville’s most dynamic sub-market.

200 Huntsville West is adjacent to the Amazon Fulfillment Center, Vuteq, Polaris, and less than a mile from Mazda-Toyota’s 3.7 million square foot production facility. This property is located 1 mile from I-565, allowing its occupants to be at the Huntsville International Airport, Cummings Research Park, Redstone Arsenal, the International Intermodal Center, or I-65 in a few short minutes.

OFFERING SUMMARY

100,073

SF AVAILABLE - DIVISIBLE

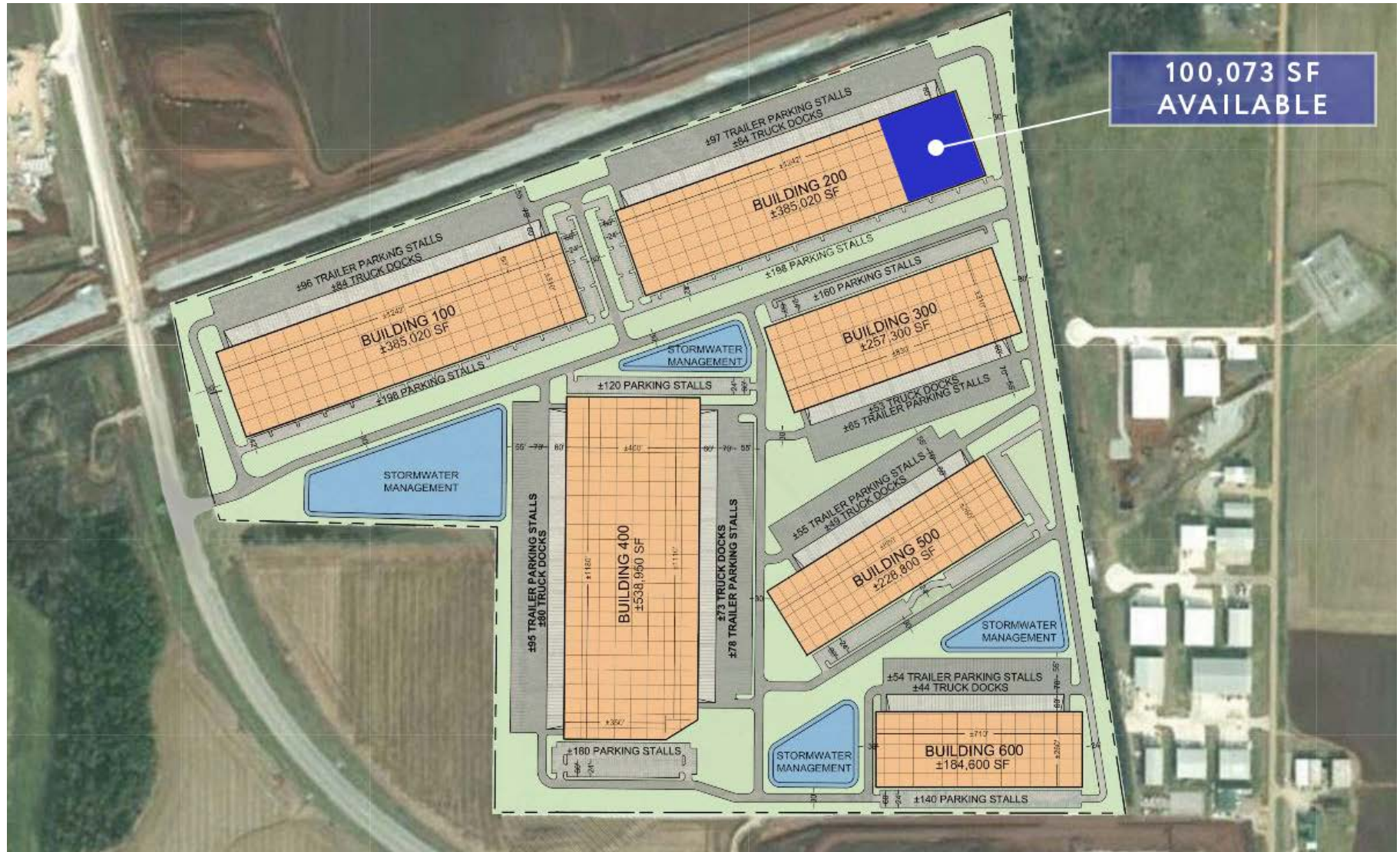
NEGOTIABLE

LEASE RATE

PROPERTY HIGHLIGHTS

- 100,073 SF available
- 10 dock doors
- 6 knock-out panels
- 1 drive-in ramp
- 23 trailer parking stalls
- 30 auto parking spaces
- Convenient access to I-565 & I-65
- Attractive architectural design

HUNTSVILLE WEST INDUSTRIAL PARK - MASTER PLAN



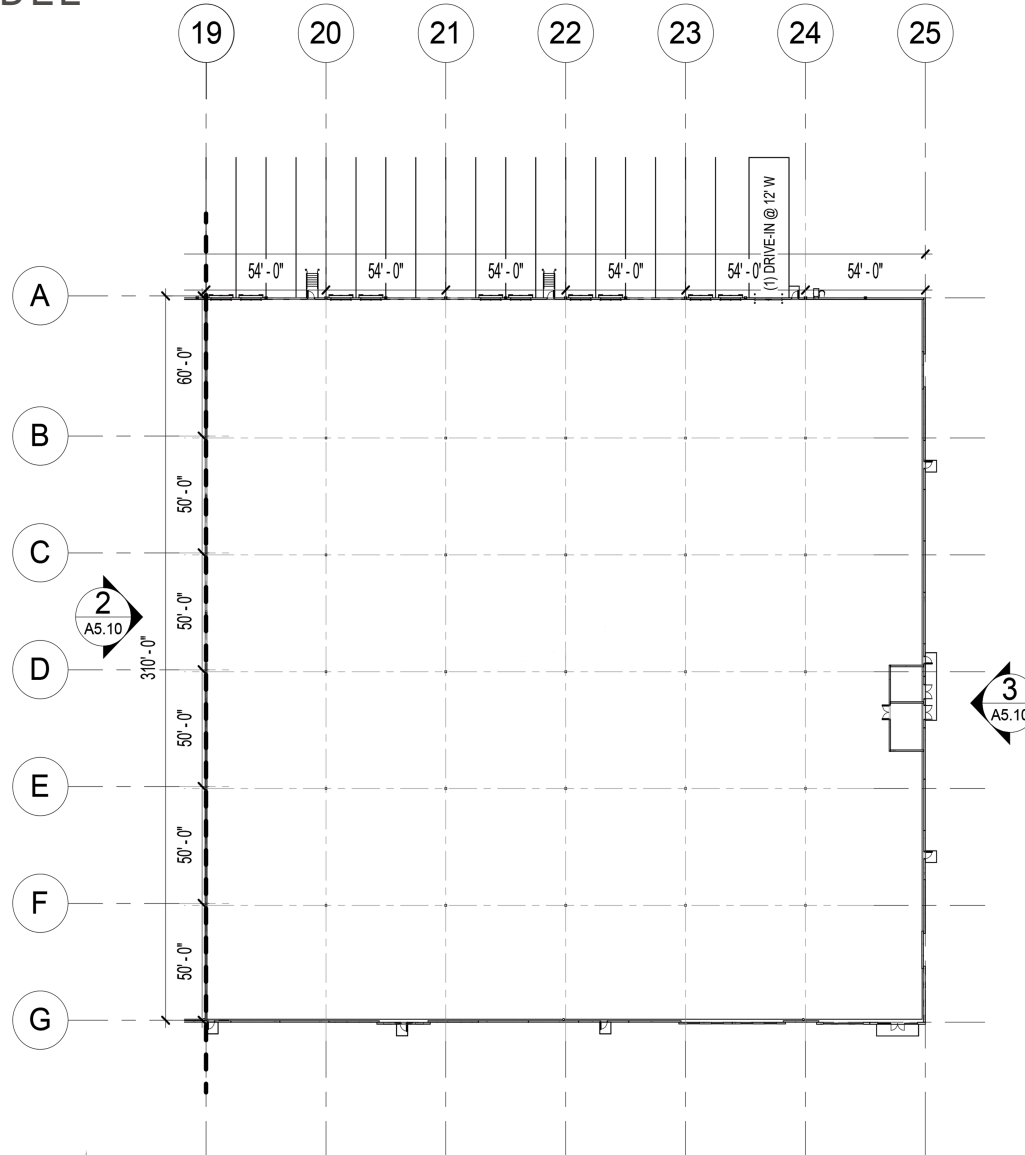
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FLOOR PLAN

100,073 SF - AVAILABLE



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LOCATION



BUILDING SPECIFICATIONS

BUILDING INFORMATION

AVAILABLE SF	100,073 SF
BUILDING DEPTH	310'
AUTO PARKING	30 SPACES
TRUCK COURT	190' DEEP
TRUCK PAD	60' DEEP

GENERAL INFORMATION

COMPLETION DATE	JANUARY 2025
CONDITION	NEW CONSTRUCTION
PROPERTY TYPE	INDUSTRIAL
ZONING	COMMERCIAL INDUSTRIAL PARK
JURISDICTION	CITY OF HUNTSVILLE, AL
SITE ACREAGE	22.34 ACRES

TRANSPORTATION

NEAREST INTERSTATE	I-565 : 1.9 MILES, I-65 : 5.4 MILES
NEAREST HIGHWAY	HWY 72 WEST : 9.2 MILES
HUNTSVILLE INT'L AIRPORT (HSV)	7.8 MILES
PORT OF DECATUR	13.1 MILES

OPERATING INFORMATION

UTILITIES PROVIDER	CITY OF HUNTSVILLE & ATHENS
AMPS	1,000
SEWER LINE SIZE	8"
WATER LINE SIZE	10"
NATURAL GAS LINE SIZE	6"
HEATING SYSTEM	YES
SPRINKLERS	ESFR FIRE PROTECTION SYSTEM

STRUCTURAL INFORMATION

CONSTRUCTION	8" CONCRETE TILT-UP
ROOF	INSULATED TPO
FLOOR	7" UNREINFORCED, 4,000 PSI
CLEAR HEIGHT	32' CLEAR
BAY COLUMN SPACING	50' X 54'

FOR MORE INFORMATION,
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