

330 BOB HEATH DRIVE
HUNTSVILLE, AL 35806

FOR LEASE

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330 Bob Heath Drive
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PROPERTY OVERVIEW

330 Bob Heath Drive offers a rare leasing opportunity in the dynamic Cummings Research Park (CRP) – the second-largest research park in the U.S. and fourth-largest globally. Spanning a substantial 91,736 SF across two stories, this versatile facility features a smart mix of office space, high bay areas, and laboratories to accommodate diverse tenant needs.

The property includes 11,070 sq ft of fenced yard space and is supported by a large generator servicing the rear (west) section—an especially compelling feature for operations requiring dependable power backup.

The site's location within Cummings Research Park West places it among more than 300 companies and 26,000 professionals working in aerospace, defense, biotech, and advanced manufacturing. Tenants benefit from immediate access to Research Park Boulevard (SR-255), which connects directly to Interstate 565 and US Highway 72, providing convenient routes to Downtown Huntsville, Redstone Arsenal, and Huntsville International Airport.

PROPERTY DETAILS

LOCATION	330 Bob Heath Drive Huntsville, AL
TOTAL SF	91,736 SF
FLOORS	Two (2) Stories
SITE AREA	+/- 10.6 AC

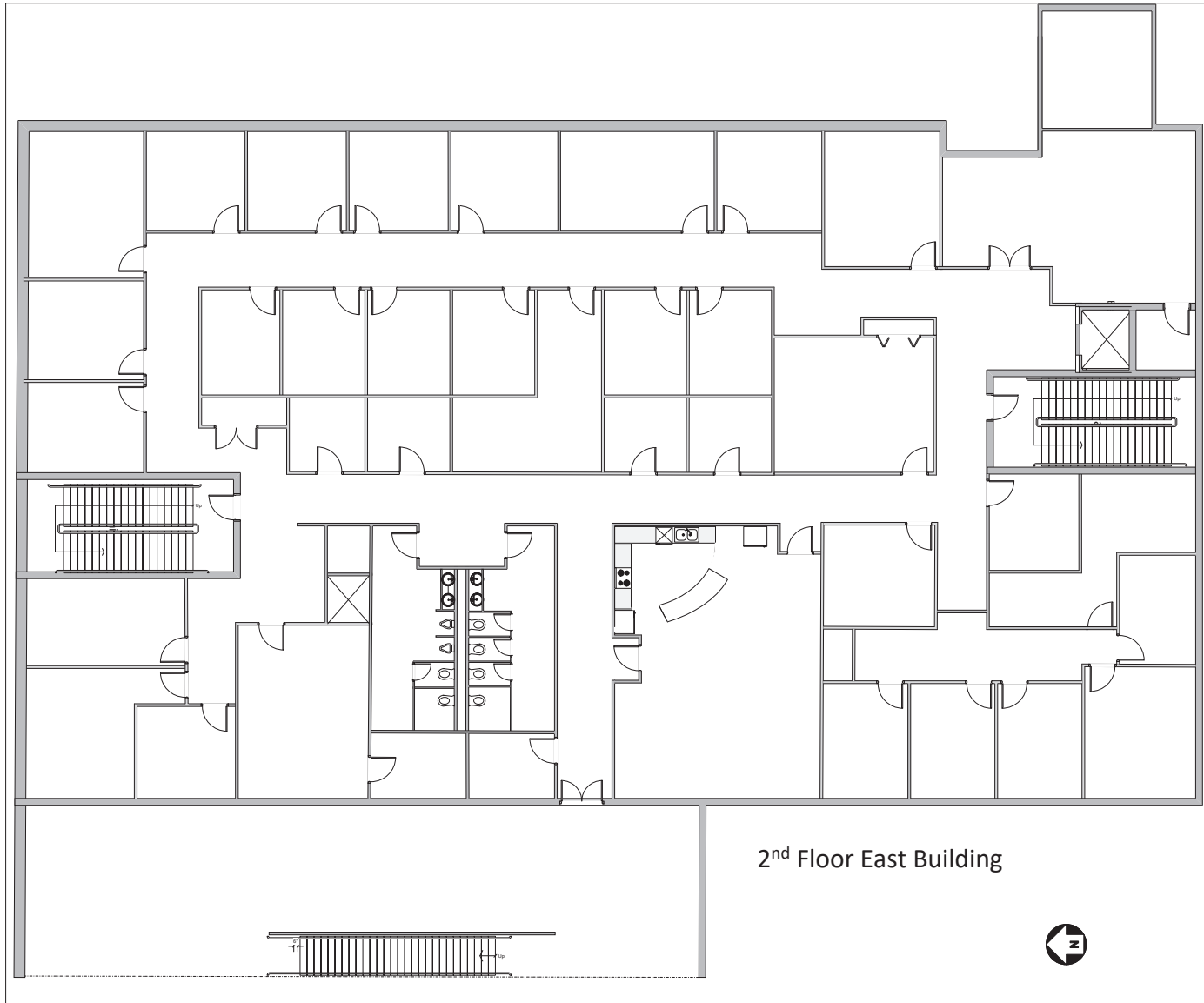
FIRST FLOOR - 54,358 SF



FLOOR HIGHLIGHTS

- **Open Production Space:** 18,340 SF (with 15,000 sq. ft. being high bay)
- **Lab Space:** 14,660 SF
- **Office Space:** 1,693 SF
- **Open Cube Space:** 322 SF
- **Two large conference rooms:**
 - 1,223 SF
 - 1,342 SF (with the larger having a video wall and concrete reinforced block walls to serve a severe weather safe area)
- **SCIF:** 167 SF (*needs to be reassessed*)
- **Storage:** 1,027 SF
- **Common Area:** 14,950 SF (including both men's and women's shower areas, workout room, two small kitchen areas, and a lobby)

SECOND FLOOR - EAST - 12,737 SF



FLOOR HIGHLIGHTS

- **Office Space:** 5,587 SF
- **Three conference rooms:**
 - 333 SF
 - 315 SF
 - 542 SF
- **Storage:** 324 SF
- **Open Mezzanine:** 1,706 SF
(looking out over a high bay)
- **Common Area:** 3,930 SF
- including a 792 SF break-room with a slide-in stove top oven and dishwasher

Highbay

2nd Floor West Building

- **Office Space:** 5,084 SF
- **Open Cube Space:** 7,965 SF
- **Lab Space:** 2,230 SF
- **Four conferences rooms:**
 - 462 SF
 - 369 SF
 - 284 SF
 - 290 SF
- **Storage:** 1,317 SF
- **Common Area:** 7,274 SF
(including a 1,040 sq. ft. breakroom)

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PHOTOS

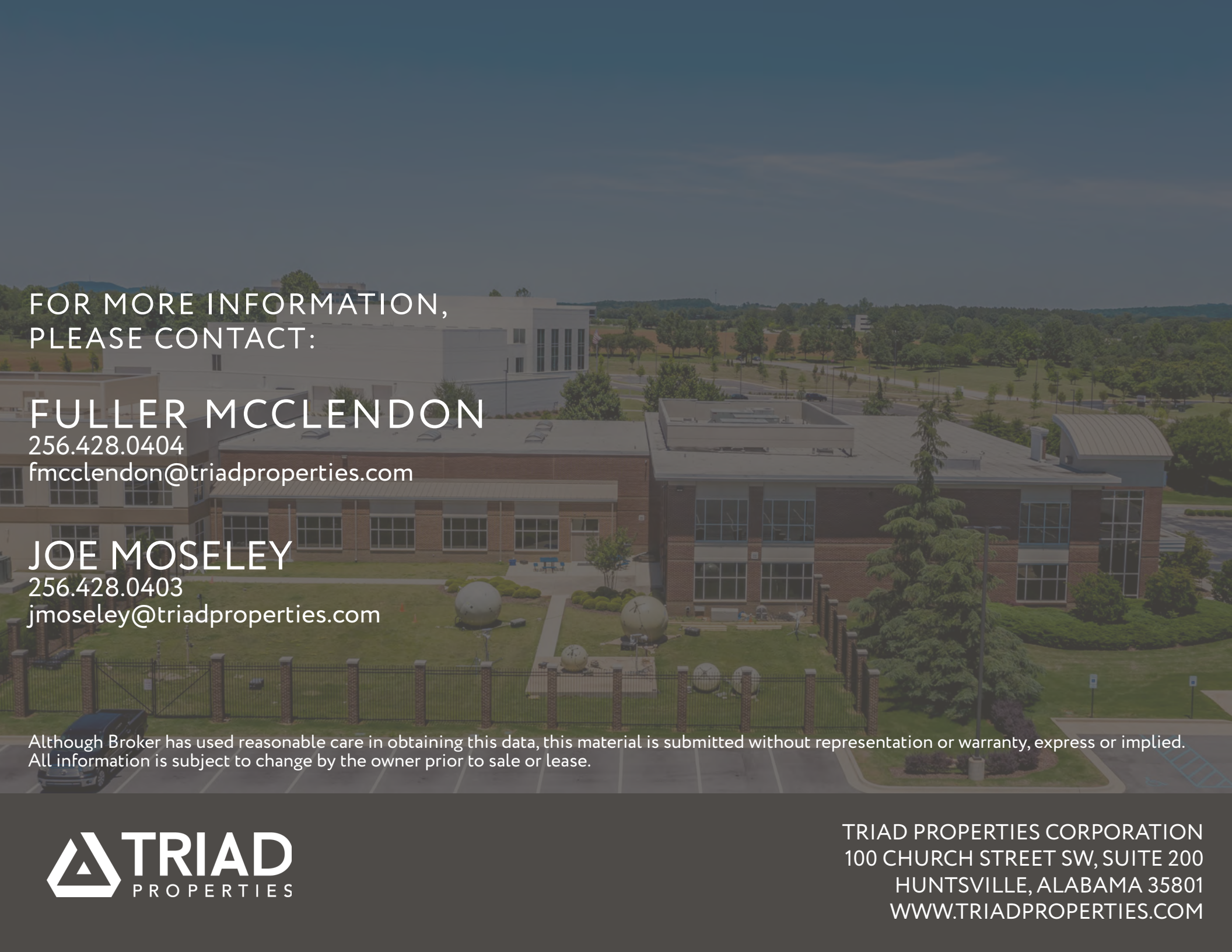


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INTERIOR PHOTOS





FOR MORE INFORMATION,
PLEASE CONTACT:

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