

WAREHOUSE SPACE

490 Production Avenue
Madison, AL 35758

FOR LEASE

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PROPERTY OVERVIEW

This versatile 59,742 SF property, formerly a FedEx cross dock distribution center, presents a rare opportunity for warehousing, distribution, or manufacturing operations. Ideally located just minutes from I-65, Redstone Arsenal Gate 9, Cummings Research Park, and Huntsville International Airport, the 490 Production Ave provides convenient access for shipping, receiving, and employee commutes.

The property sits on a fully fenced and gated lot with a generous paved laydown yard, perfect for outdoor storage needs. Inside, the building features thoughtfully built-out office space with private offices, conference areas, break rooms, and restrooms, while the expansive warehouse includes multiple dock-high and drive-in doors to support efficient operations.

PROPERTY DETAILS

LOCATION	490 Production Avenue Madison, AL 35758
TOTAL BUILDING SF	59,742 SF
LOT SIZE	7.38 AC



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PROPERTIES

This is a detailed site plan for Lot 1, Block 1, which is 7.38 acres in size. The plan shows a large rectangular area with a proposed building footprint in the center. The building is labeled 'PROPOSED BUILDING' and has a footprint of 654.00 square feet. To the left of the building is a 'SORT AREA' also measuring 654.00 square feet. To the right of the building is a 'VEHICLE MAINTENANCE AREA' measuring 654.00 square feet. The plan includes numerous parking spaces, some of which are numbered 1 through 10. There are several 'WHEEL STOPS' indicated throughout the parking areas. The plan also shows various easements, including a '20' DRAINAGE AND UTILITY EASEMENT' along the top and bottom edges, and a '20' SIDE YARD BLDG. SETBACK LINE'. A '10' WIDE ELECTRIC GATE' is shown on the right side. The plan includes many dimensions for setbacks, easements, and building footprints. There are also notes about 'PROF. 6'-0" CHAIN LINK FENCE W/ 3 STRANDS OF BARBED WIRE TURNED OUTWARDS' and 'REOD - REMOVE 80' L.F. OF CURB AND DUTTER'. The plan is oriented with North at the top, indicated by a north arrow symbol.

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MADISON, AL 35758

LOCATION



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INTERIOR PHOTOS



490 Production Avenue
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EXTERIOR PHOTOS



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INTERIOR PHOTOS



BUILDING SPECIFICATIONS

PROPERTY OVERVIEW

TOTAL SF	59,742 SF
WAREHOUSE SPACE	52,846 SF
OFFICE SPACE	6,896 SF
LOT SIZE	7.38 AC
COLUMN SPACING	32' X 57' AND 32' X 67'
CLEAR HEIGHT	18.5'-20'
LOADING	2 DOCK HIGH DOORS (9' X 10') 11 DRIVE-IN DOORS (14' X 16')
SPRINKLER	WET SPRINKLER SYSTEM
SECURITY	FULLY FENCED AND GATED
BUILDING DIMENSIONS	483' X 124'

PARKING INFORMATION

TOTAL PARKING SPACES	174
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PROPERTY HIGHLIGHTS

OUTDOOR SPACE	AMPLE AREA FOR LAY DOWN YARD OR STORAGE
EXISTING OFFICE	PRIVATE OFFICES, CONFERENCE ROOM, BREAK ROOM, RECEPTION AREA, AND BATHROOMS BUILT OUT
PREVIOUS USE	FORMER FEDEX DISTRIBUTION CENTER

TRANSPORTATION

NEAREST INTERSTATE	I-565 (1 MILE)
HUNTSVILLE INT'L AIRPORT (HSV)	2.4 MILES - (5 MIN)
REDSTONE ARSENAL - GATE 9	8 MILES - (11 MIN)

FOR MORE INFORMATION,
PLEASE CONTACT:

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