



183,964 SF CLASS A INDUSTRIAL SPACE FOR LEASE

100 HUNTSVILLE
WEST

26385 DISTRIBUTION BLVD
HUNTSVILLE, ALABAMA 35756

TRIAD
PROPERTIES



OFFERING SUMMARY

183,964

SF AVAILABLE - DIVISIBLE

NEGOTIABLE

LEASE RATE

OCTOBER 2023

AVAILABILITY DATE

PROPERTY DESCRIPTION

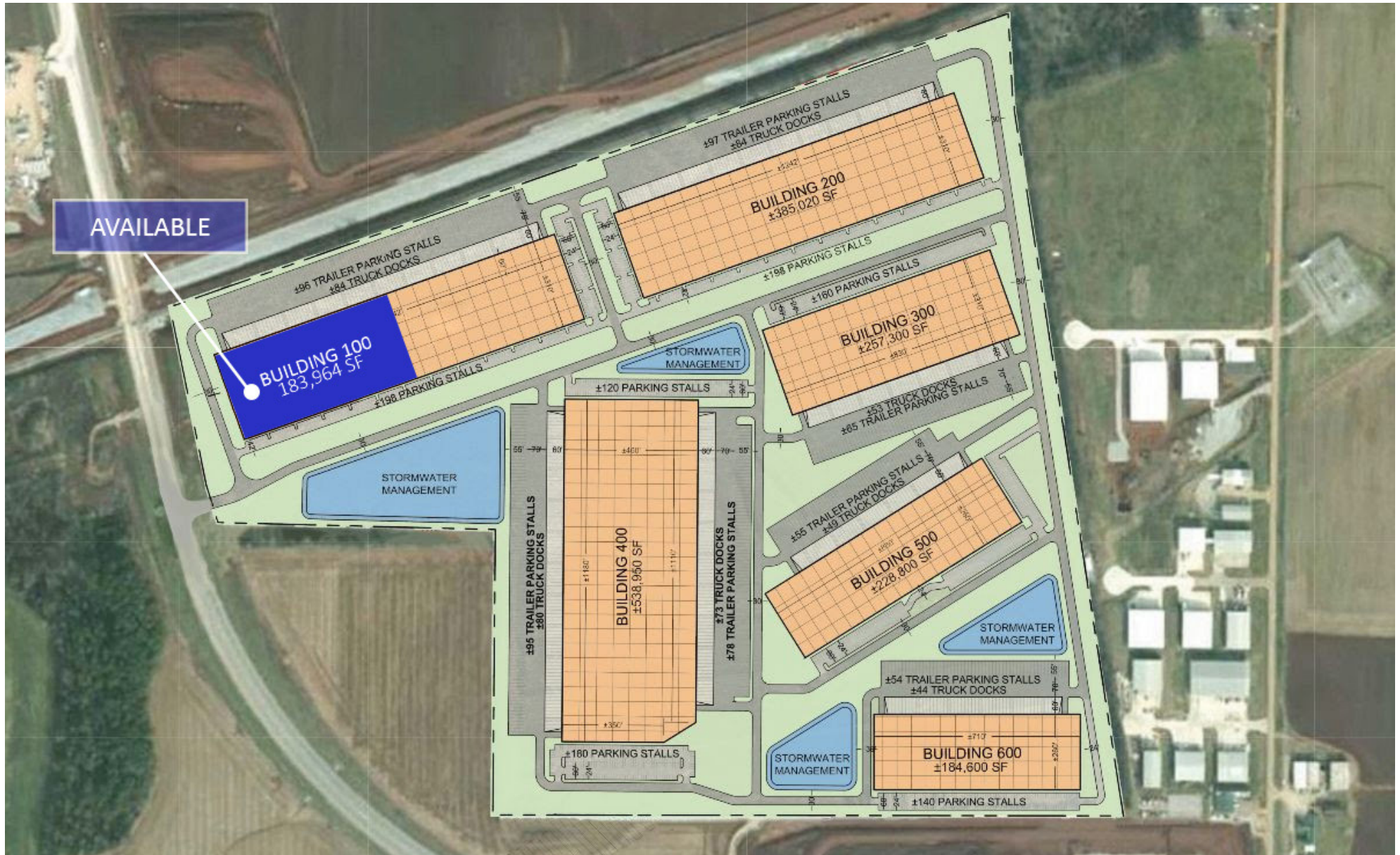
100 Huntsville West is a 385,232 square foot, Class "A" office/warehouse/distribution facility that consists of an architecturally appealing concrete & storefront glass exterior along with a 190' deep truck dock that includes 84 dock-height doors, and 2 drive-in ramps with doors. In addition, 96 exterior trailer parking spaces will be provided. Designed to offer high functionality, the facility will offer 32 feet clear ceiling heights and a 60' by 56' structural bay layout allowing tenants up to 385,232 square feet to efficiently design their custom interior layout. If required, a rail spur may be available.

Prominently located on a highly visible, easily accessible, 22.45-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. 100 Huntsville West is adjacent to the Amazon Fulfillment Center, Vuteq, across the Parkway from Polaris, and less than a mile from Mazda-Toyota's 3.7 million square foot production facility. 100 Huntsville West 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.

PROPERTY HIGHLIGHTS

- 183,964 SF available
- 32' clear height
- 50 x 54 column spacing
- 60' Speed bay
- Dock height doors
- Ramps and drive-in doors available
- Clerestory windows to provide ambient light for interior
- Ample parking
- Outdoor trailer storage available
- ESFR fire protection system
- Tenant improvement allowance available
- Convenient access to I-565 & I-65
- Rail spur may be available
- Attractive architectural design

HUNTSVILLE WEST INDUSTRIAL PARK - MASTER PLAN



LOCATION



BUILDING SPECIFICATIONS

BUILDING INFORMATION

BUILDING SIZE	385,232 SF
BUILDING DEPTH	310'
AUTO PARKING	240 SPACES
TRUCK COURT	190' DEEP
TRUCK PAD	60' DEEP

GENERAL INFORMATION

DELIVERY DATE	OCTOBER 2023
CONDITION	NEW CONSTRUCTION
PROPERTY TYPE	INDUSTRIAL
ZONING	COMMERCIAL INDUSTRIAL PARK
JURISDICTION	CITY OF HUNTSVILLE, AL
SITE ACREAGE	22.45 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
NORFOLK SOUTHERN RAILWAY	POTENTIAL RAIL SPUR

OPERATING INFORMATION

UTILITIES PROVIDER	CITY OF HUNTSVILLE & ATHENS
AMPS	3,000 - 6,000
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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