



33,180 SF CLASS A INDUSTRIAL SPACE FOR

RESEARCH PARK BLVD DISTRIBUTION CENTER

6358 RESEARCH PARK BLVD NW
HUNTSVILLE, ALABAMA 35806



RESEARCH PARK BLVD DISTRIBUTION CENTER

6358 RESEARCH PARK BLVD NW, HUNTSVILLE, ALABAMA 35806



PROPERTY DESCRIPTION

Research Park Blvd Distribution Center is a 145,274 square foot, Class "A" office/showroom/warehouse/distribution facility that is located on a highly visible, easily accessible 11.6 acre site on Research Park Blvd. Due to the extensive traffic on Research Park Blvd. (which exceeds an average of 20,000 vehicles per day) and the visibility of the site, the building was designed to include architecturally articulated reveals, storefront glass entrances, & attractive entrance canopies.

The building accommodates businesses that require a retail showroom to tenants that require bulk warehouse space. Designed to provide high functionality, the facility offers a 125 foot truck court, a 32 foot clear ceiling heights, and a 60' by 56' structural bay layout allowing tenants to efficiently design their custom interior layout.

The strategic location on Research Park Blvd allows occupants to be at the Toyota Motor Manufacturing, Alabama, Inc. (TMMAL) plant, Facebook Data Center, Cummings Research Park & Redstone Arsenal in minutes.

PROPERTY HIGHLIGHTS

- 33,180 SF Available
- Unsurpassed visibility
- Building divisible into smaller suites
- 32' clear height
- 14 available dock doors
- 60 x 56 column spacing
- Office & high-bay warehouse space designed & constructed to meet your tenants' specific requirements.
- Tenant improvement allowance available
- Ample parking
- Attractive architectural design
- ESFR fire protection system
- Windows & prismatic skylights for natural day lighting & aesthetics

OFFERING SUMMARY

33,180

SF AVAILABLE

NEGOTIABLE

LEASE RATE

AVAILABLE NOW

AVAILABILITY DATE

RESEARCH PARK BLVD DISTRIBUTION CENTER

6358 RESEARCH PARK BLVD NW, HUNTSVILLE, ALABAMA 35806

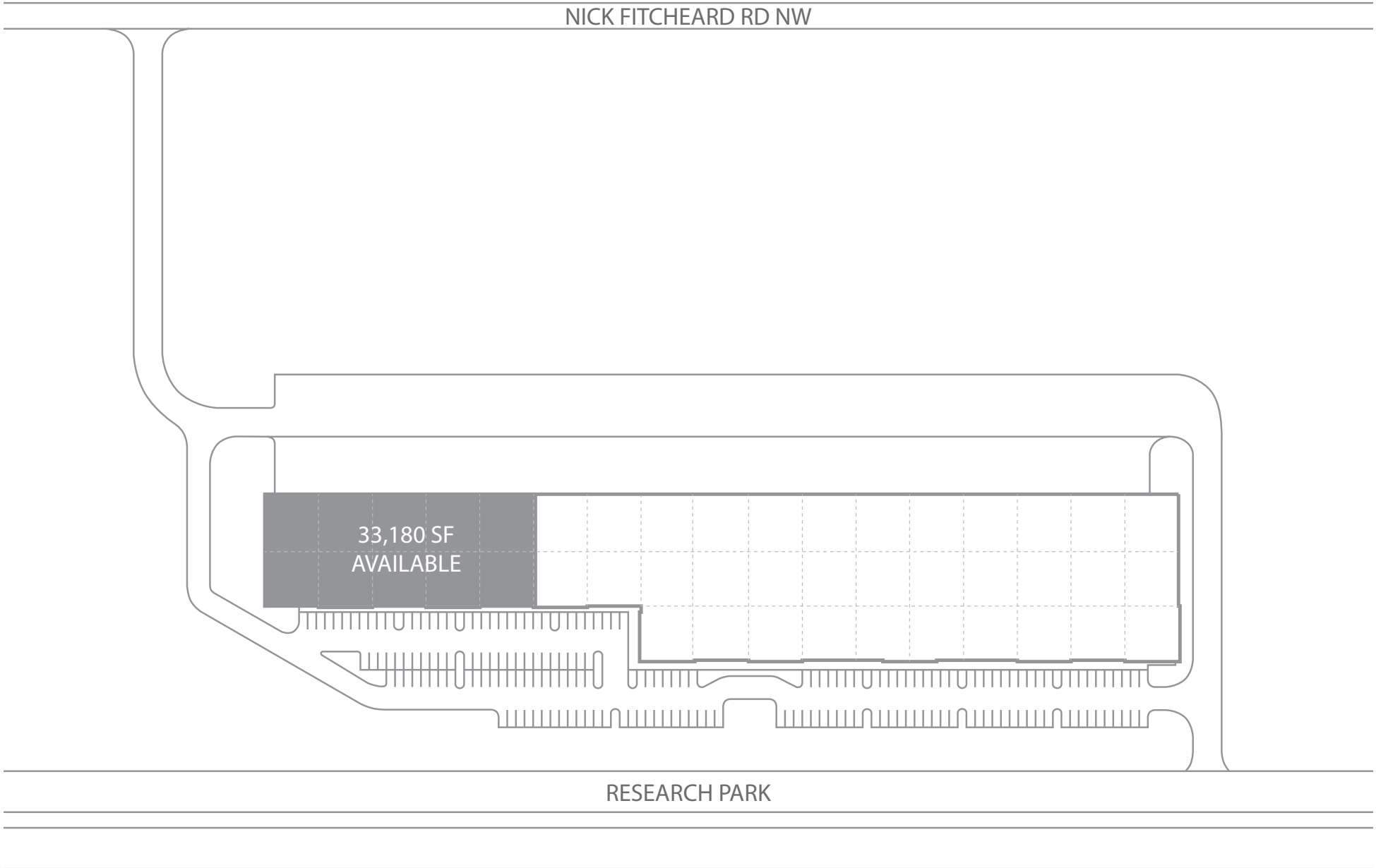


SITE PLAN

NICK FITCHEARD RD NW

33,180 SF
AVAILABLE

RESEARCH PARK



RESEARCH PARK BLVD DISTRIBUTION CENTER

6358 RESEARCH PARK BLVD NW, HUNTSVILLE, ALABAMA 35806



SITE

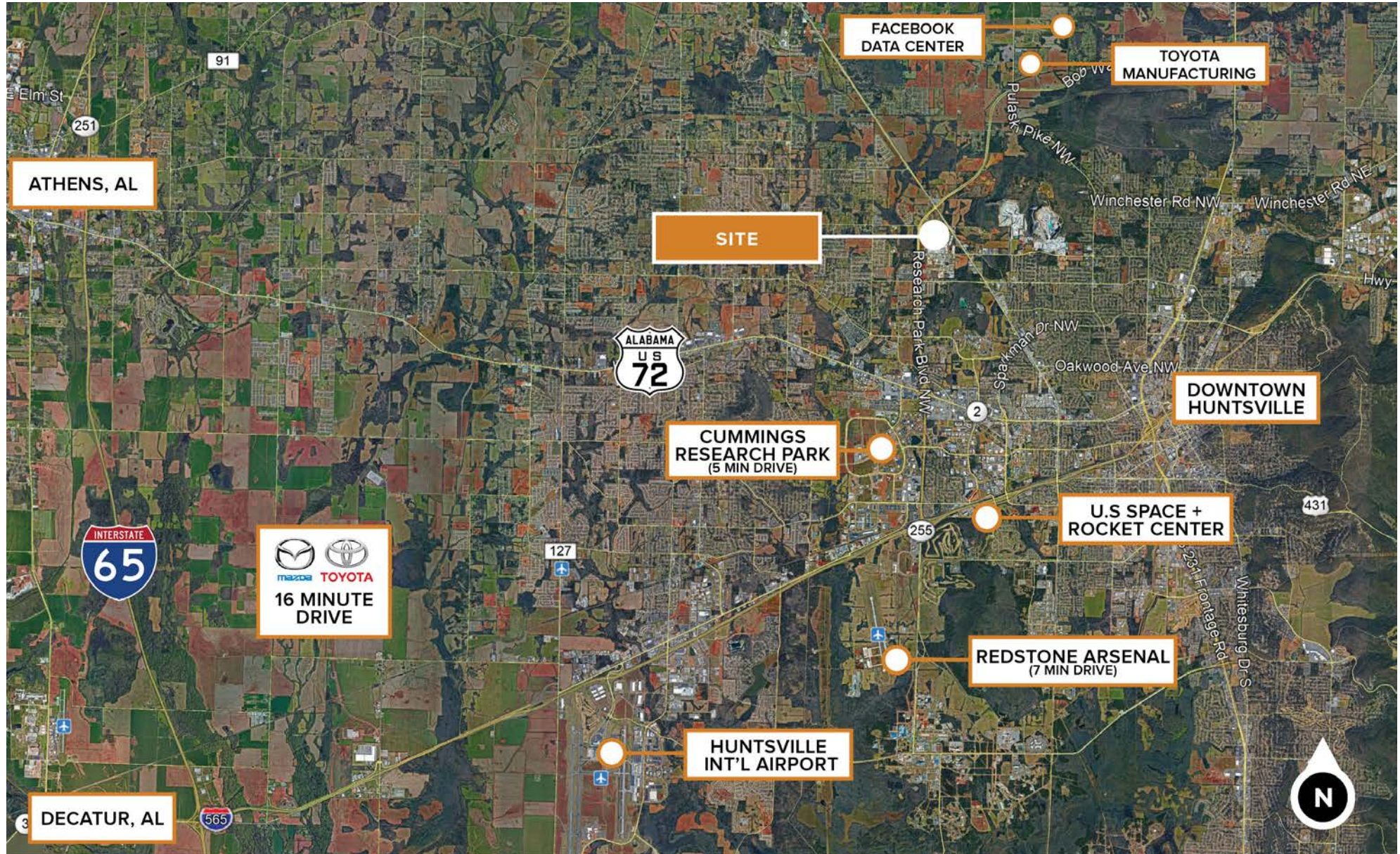


RESEARCH PARK BLVD DISTRIBUTION CENTER

6358 RESEARCH PARK BLVD NW, HUNTSVILLE, ALABAMA 35806



LOCATION



RESEARCH PARK BLVD DISTRIBUTION CENTER

6358 RESEARCH PARK BLVD NW, HUNTSVILLE, ALABAMA 35806



BUILDING SPECIFICATIONS

BUILDING INFORMATION

AVAILABLE SF	33,180 SF
BUILDING DEPTH	178'
AVAILABLE PARKING	75 SPACES
TRUCK COURT	125' DEEP
TRUCK PAD	60' DEEP

GENERAL INFORMATION

DELIVERY DATE	AVAILABLE NOW
CONDITION	NEW CONSTRUCTION
PROPERTY TYPE	INDUSTRIAL
ZONING	C-4 HWY BUSINESS DISTRICT
JURISDICTION	CITY OF HUNTSVILLE, AL
SITE ACREAGE	11.6 ACRES

TRANSPORTATION

NEAREST INTERSTATE	I-565 : 7 MILES, I-65 : 18 MILES
NEAREST HIGHWAY	HWY 72 WEST : 3 MILES
HUNTSVILLE INT'L AIRPORT (HSV)	13 MILES
PORT OF DECATUR	25 MILES

OPERATING/MECHANICAL INFORMATION

UTILITIES PROVIDER	CITY OF HUNTSVILLE
AMPS	2,500
SEWER LINE SIZE	8"
WATER LINE SIZE	12"
NATURAL GAS LINE SIZE	6"
HEATING SYSTEM	YES
SPRINKLERS	ESFR FIRE PROTECTION SYSTEM

STRUCTURAL INFORMATION

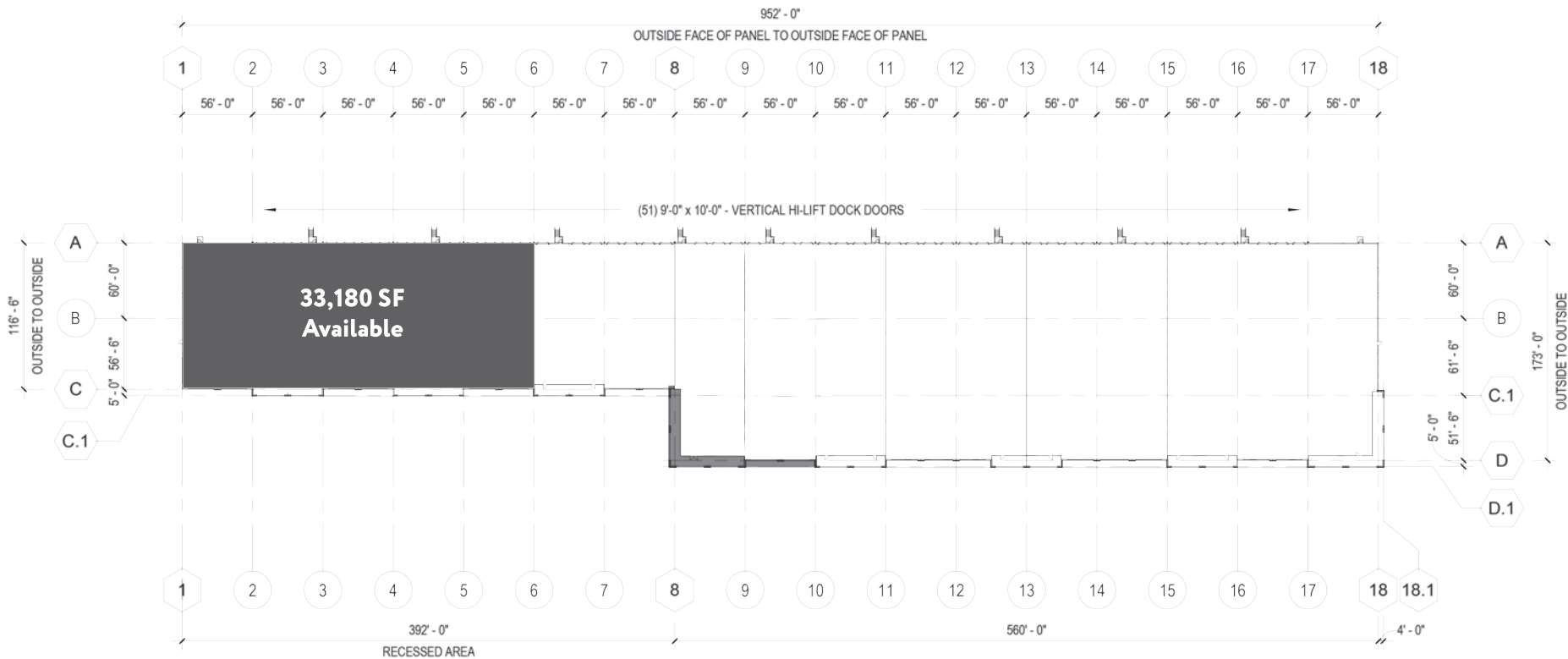
CONSTRUCTION	8" CONCRETE TILT-UP
ROOF	INSULATED TPO
FLOOR	6" REINFORCED, 4,000 PSI
CLEAR HEIGHT	32'
BAY COLUMN SPACING	60' X 56'

RESEARCH PARK BLVD DISTRIBUTION CENTER

6358 RESEARCH PARK BLVD NW, HUNTSVILLE, ALABAMA 35806



BUILDING PLAN





FOR MORE INFORMATION:

FULLER MCCLENDON

256.428.0404

fmcclendon@triadproperties.com

Although Broker has used reasonable care in obtaining this data, this material is submitted without representation or warranty, express or implied. All information is subject to change by the owner prior to sale or lease.



TRIAD PROPERTIES CORPORATION
100 CHURCH STREET SW, SUITE 200
HUNTSVILLE, ALABAMA 35801
WWW.TRIADPROPERTIES.COM