



102,100 SF CLASS A INDUSTRIAL SPACE FOR LEASE

TRADEPORT

DISTRIBUTION CENTER

301 JAMES RECORD ROAD SW
HUNTSVILLE, ALABAMA 35824



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TRIAD
PROPERTIES



PROPERTY DESCRIPTION

Tradeport Distribution Center Building 100 is a 102,100 square foot, Class “A” office/warehouse/distribution facility that consist of an architecturally appealing concrete & storefront glass exterior along with an 130’ deep truck dock that include 60 foot truck pad. Designed to provide high functionality, the facility offers 24 feet clear ceiling heights and a 50’ by 50’ structural bay layout allowing tenants ranging in size from 20,000 to 102,100 square feet to efficiently design their custom interior layout.

Located at the entrance of the Huntsville International Airport, Tradeport Distribution Center - Building 100 provides immediate access to I-565, allowing its occupants to be at Mazda-Toyota, Cummings Research Park, Redstone Arsenal or I-65 in a few short minutes. Jetplex Industrial Park is a 4,000 acre institutionally maintained park that is in Foreign Trade Zone #83 and is in close proximity to the International Intermodal Center and the U.S. Customs Port of Entry. The Park’s strategic location offers a rare combination of air, rail, and truck transportation. The Park is home to more than 70 corporate tenants, including several technology companies such as Boeing, Raytheon, LG Electronics and Siemens VDO Automotive.

OFFERING SUMMARY

102,100

SF AVAILABLE - DIVISIBLE

NEGOTIABLE

LEASE RATE

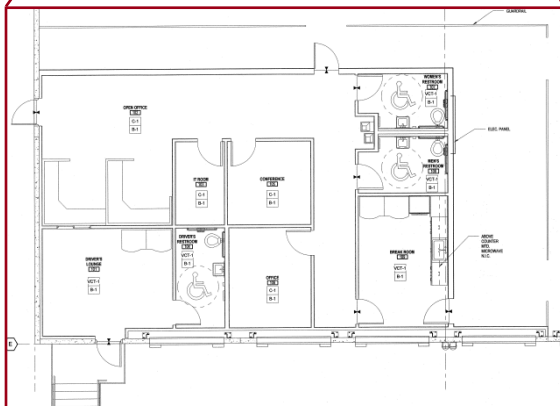
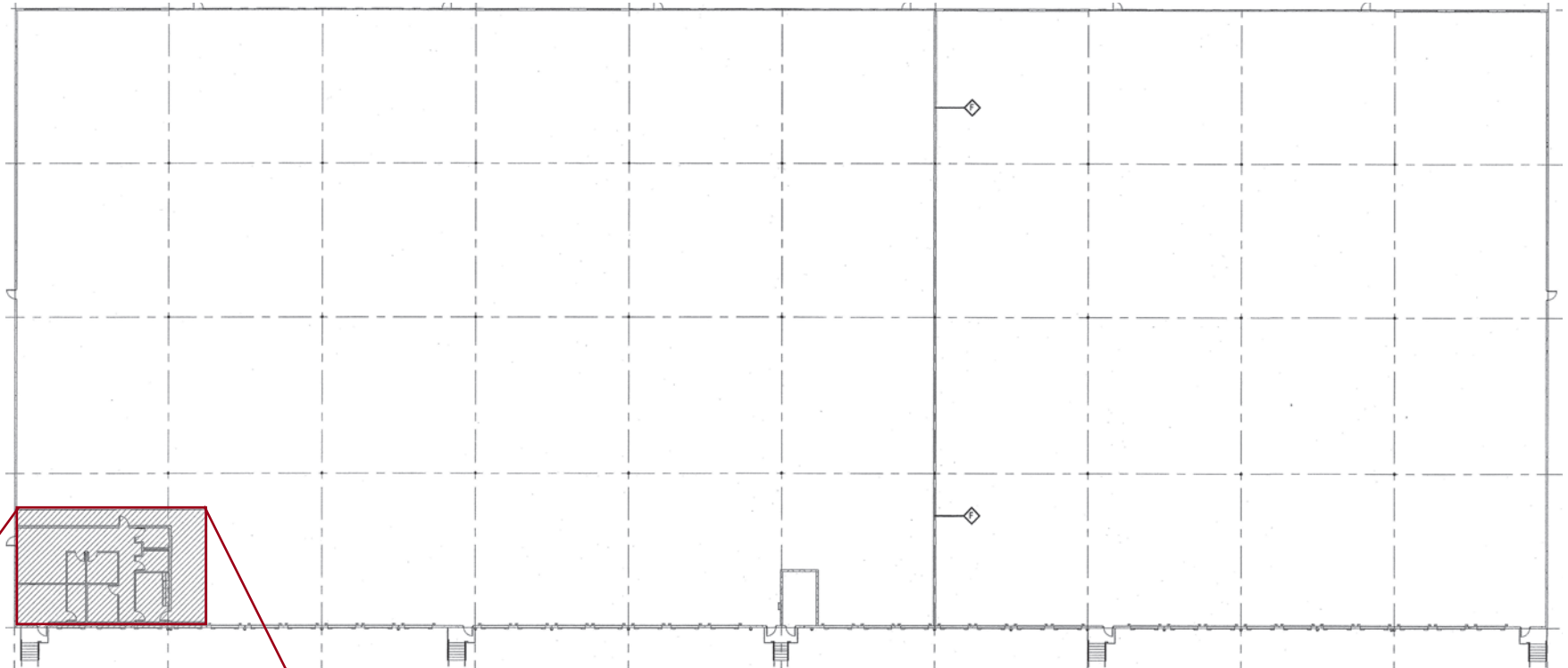
AVAILABLE NOW

AVAILABILITY DATE

PROPERTY HIGHLIGHTS

- 102,100 SF (200’ deep by 500’ long)
- Immediate access to I-565 & Huntsville International Airport
- Unsurpassed visibility
- Building divisible into smaller suites
- 24’ clear height
- 50 x 50 column spacing
- Custom TI packages available
- Ample parking
- Attractive architectural design
- ESFR fire protection system
- Windows & prismatic skylights for natural day lighting & aesthetics

BUILDING PLAN



**Office, Conference,
Breakroom, &
Restrooms Space**

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SITE OVERVIEW



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LOCATION



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BUILDING SPECIFICATIONS

BUILDING INFORMATION

BUILDING SIZE	102,100 SF
BUILDING DEPTH	200'
MINIMUM DIVISIBLE SF	20,000 SF
DOCK DOORS	34 TOTAL, 9' X 10'
AUTO PARKING	152 SPACES
TRUCK COURT	130' DEEP
TRUCK PAD	60' DEEP

GENERAL INFORMATION

DELIVERY DATE	JUNE 2008
PROPERTY TYPE	INDUSTRIAL
ZONING	AIRPORT INDUSTRIAL PARK
JURISDICTION	CITY OF HUNTSVILLE, AL
SITE ACREAGE	10.02 ACRES
FOREIGN TRADE ZONE	FTZ NO. 83

TRANSPORTATION

NEAREST INTERSTATE	I-565 : 0.9 MILE, I-65 : 9 MILES
HUNTSVILLE INT'L AIRPORT (HSV)	1/2 MILE
PORT OF DECATUR	20 MILES

OPERATING INFORMATION

UTILITIES PROVIDER	CITY OF HUNTSVILLE
AMPS	1600 AMPS, 277/480 VOLTS-3 PHASE
SEWER LINE SIZE	8"
WATER LINE SIZE	12"
NATURAL GAS LINE SIZE	8"
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	24' CLEAR MIN-27' MAX
BAY COLUMN SPACING	50' X 50'



FOR MORE INFORMATION,
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P R O P E R T I E S

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