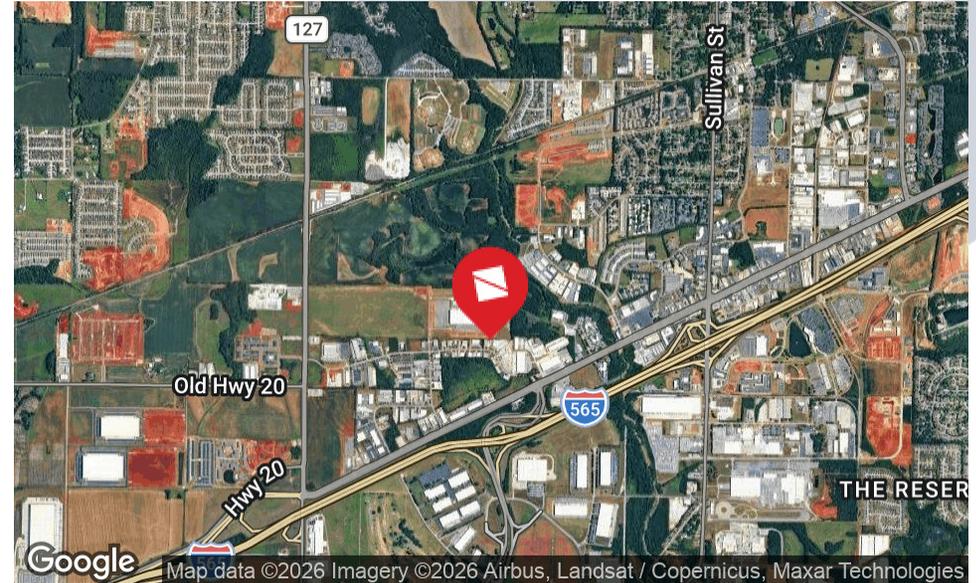


220-A Production Ave

Madison, AL 35758

For Lease

Industrial Property



Property Description

Office/warehouse building located on Production Avenue in Madison, AL. The property features approximately ± 600 SF of office space with restrooms and $\pm 2,600$ SF of fully conditioned warehouse space, offering an efficient layout for operational, storage, or service-oriented users. The warehouse includes a 14' ridge height, providing added vertical clearance to accommodate a variety of business needs. Utilities are provided by Madison City water and sewer, Huntsville City single-phase power, and natural gas through North Alabama Gas District.

Property Highlights

- (1) Ground-level roll-up door measuring 14' x 12'
- Fully conditioned warehouse space
- Located in the heart of the Jetplex area

Offering Summary

Lease Rate:	\$12.00 SF/yr (MG)
Available SF:	$\pm 3,200$ SF
Zoning:	M-1
Lot Size:	± 0.5 acres
Lease Term:	5 year minimum

Jim Smoot

Associate Broker

(256)-533-0003

jim@samplesproperties.com



The terms, prices and floor plans may change without notice. All information provided was acquired from the owner or reliable sources, however, Samples Properties is not responsible for typographical errors or erroneous information deemed accurate at the time of publication.

525 Madison Street, Suite 205 | Huntsville, AL 35801 | www.samplesproperties.com

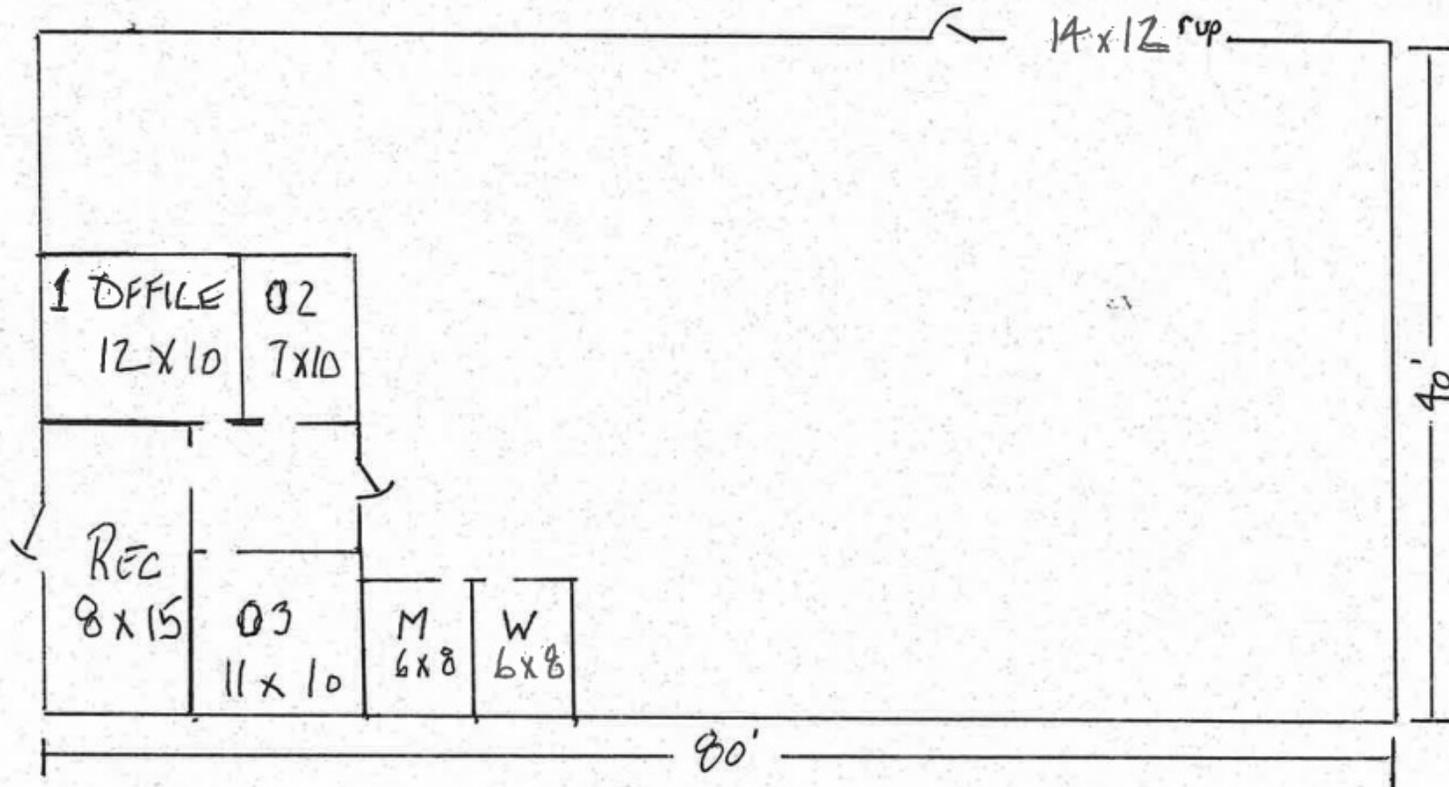
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220-A PRODUCTION



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