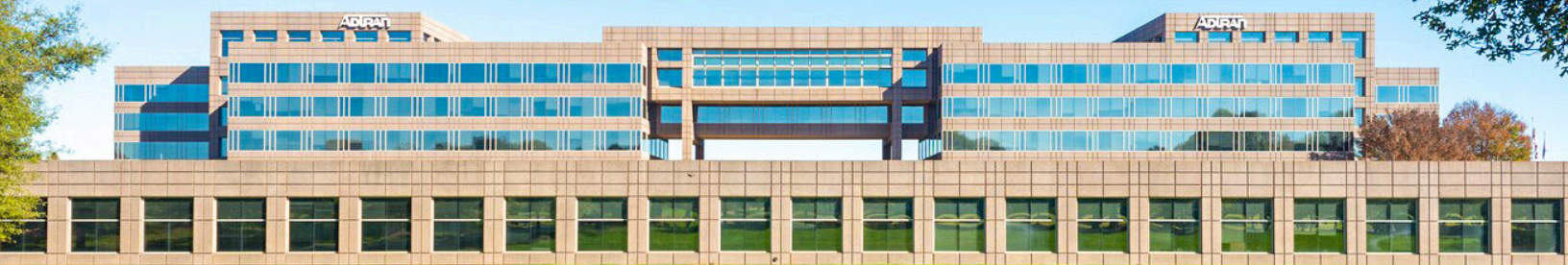


# Class-A Office/Manufacturing Facility **AVAILABLE**

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## North & South Tower



**North/South Tower**  
907 Explorer Boulevard NW  
Huntsville, AL 35806



**Graham & Co**

*Bart Smith, CCIM, SIOR*  
256-527-4526

*Tyler Fanning, SIOR*  
256-655-9251



# Corporate Campus

The property consists of the former Adtran Corporate Headquarters, totaling 424,511 SF of office, manufacturing, and warehouse space across two interconnected buildings linked by a pedestrian bridge. The site spans 35.79 acres within Cummings Research Park, the second-largest research park in the country, placing it in one of Huntsville's most recognized innovation corridors.

## OVERVIEW

- Move-in ready Class A corporate environment
- Lakefront views and outdoor seating areas
- Dedicated parking deck
- Walking/jogging trails within the landscaped campus
- Access control system and wet automatic sprinkler protection
- Flexible configurations for single-user or multi-tenant occupancy

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### » NORTH TOWER «

- ±250,154 SF across six floors
- 43,309 SF of manufacturing/testing space
- Shared 52,033 SF distribution area with 30' clear heights
- Spacious cafeteria (7,785 SF)
- Modern infrastructure, structural steel construction, and reinforced concrete foundation
- Connected to the South Tower via pedestrian bridge

### » SOUTH TOWER «

- ±174,357 SF across six floors
- 53,833 SF of manufacturing/testing space
- Space for a gym/locker facility

P DOUBLE LEVEL PARKING DECK  
790 PARKING SPACES

P 284 PARKING SPACES

P 135 PARKING SPACES

Positioned just minutes from Redstone Arsenal, Marshall Space Flight Center, the University of Alabama in Huntsville, the FBI's H2Q campus, and I-565, the property benefits from direct access to the city's key employment and lifestyle centers. Nearby destinations such as MidCity, Bridge Street, and the Orion Amphitheater provide a mix of retail, dining, entertainment, and cultural amenities that support a strong live-work-play environment.



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BUILDING SPECS

	NORTH TOWER	SOUTH TOWER
ADDRESS	907 Explorer Blvd NW	907 Explorer Blvd NW
YEAR BUILT	1996	1992
NUMBER OF FLOORS	6	6
AREA-SF (includes distribution & manufacturing areas)	250,154 SF	174,357SF
MANUFACTURING AREA SF	43,309 SF	53,833 SF
DISTRIBUTION AREA SF	52,033 SF, 30' Clear ceiling height	-
PARKING	135 spaces + spaces in parking deck	284 spaces + spaces in parking deck
PARKING DECK	Combined 790 parking spaces	-
STRUCTURE	Structural Steel Structural Steel	Structural Steel Structural Steel
FOUNDATION	Reinforced Concrete Reinforced Concrete	Reinforced Concrete Reinforced Concrete
EXTERIOR	Precast & Glass Precast & Glass	Precast & Glass Precast & Glass
ROOF TYPE	Rock Ballasted EPDM Rock Ballasted EPDM	Rock Ballasted EPDM Rock Ballasted EPDM
ROOF AGE	8+ Years	8+ Years
ELEVATORS	4 Elevator Banks	3 Elevator Banks
ACCESS CONTROL	Avigilon Access Control Management System	Avigilon Access Control Management System
FIRE PROTECTION SYSTEM	Wet Automatic Sprinkler Wet Automatic Sprinkler	Wet Automatic Sprinkler Wet Automatic Sprinkler
RESTROOMS	13	16
AMENITIES	7,785 SF Café	Ample space for gym/locker Room
ZONING	CRP West Article 51	CRP West Article 51







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