



Accelerating success.

For Lease

106 Wynn Drive

Cummings Research Park East
Huntsville, Alabama

106 Wynn offers a rare combination of size, location, and future potential in one of Huntsville's most sought-after areas, making it an excellent investment for companies looking to establish a foothold in this growing market.



Rendering of renovation plans contemplated by ownership

For Lease

Nearly 400,000 square feet!

Located in the heart of Cummings Research Park East, 106 Wynn Drive presents a unique commercial real estate opportunity with extensive flexibility and prime amenities. The property consists of two buildings—a 300,000 square foot main building and a 93,000 square foot annex—offering a combined total of nearly 400,000 square feet of space. Ideal for companies seeking to establish

or expand their presence in Huntsville's thriving tech and research hub, this site provides exceptional potential for growth.

Plans are underway for an exterior renovation to enhance the property's curb appeal. The interior spaces can be fully customized to meet specific tenant needs, providing the flexibility necessary to accommodate a variety of industries and operations.

Facts

Address	106 Wynn Drive, Huntsville, AL 35805
Size	392,757 Square Feet in two buildings
Site Area	33.67 Acres, including 7.41 Acre Outparcel
Location	Cummings Research Park East
Parking Ratio	4.27/1000
No. Parking Spaces	1,700+
Current Zoning	Research Park District
Elevators	Three (3) 3500lb hydraulic Dover elevators
Life Safety Fire Prot.	Building is 100% sprinklered
Amenities	Classified Area, Loading Docks, Cafeteria, Courtyard, Fitness Area
Fiber Accessibility	Dual feed fiber accessibility



Renderings of renovation plans contemplated by ownership



Development Highlights

- 106 Wynn can be leased as a single-tenant or multi-tenant property
- Property includes 7.41 Acres that can be developed as additional offices or a production/manufacturing building

6

minutes to
Bridge Street
Town Centre

8

minutes to
Gate 9 at
Redstone Arsenal

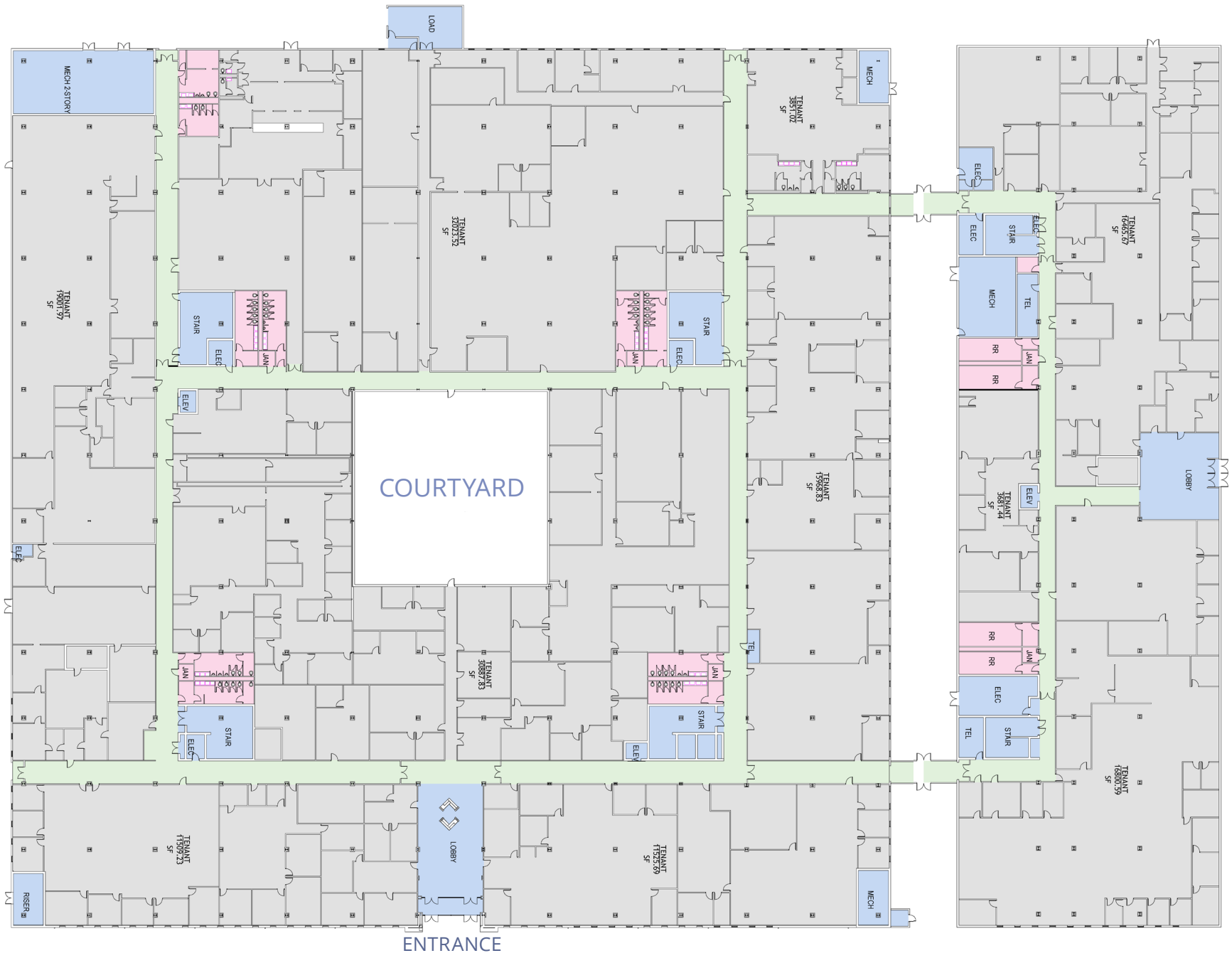
12

minutes to
Downtown
Huntsville

Expansion Acreage

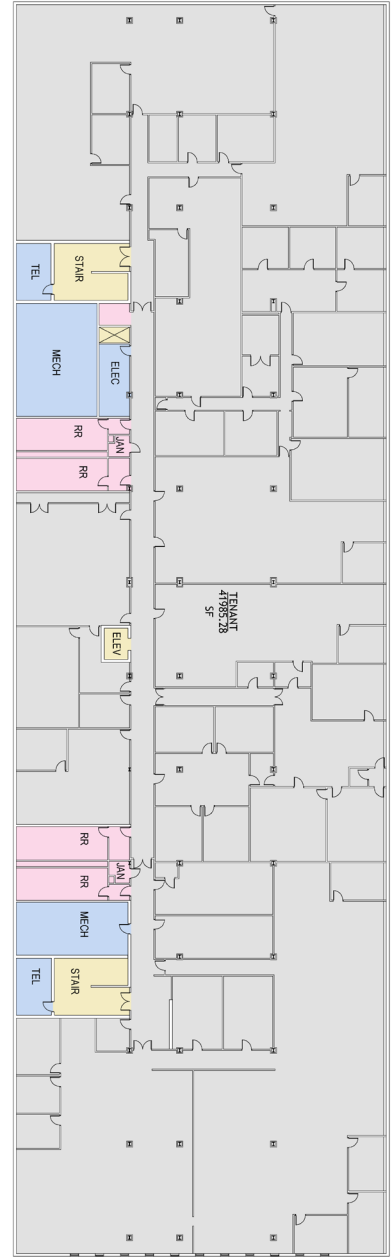
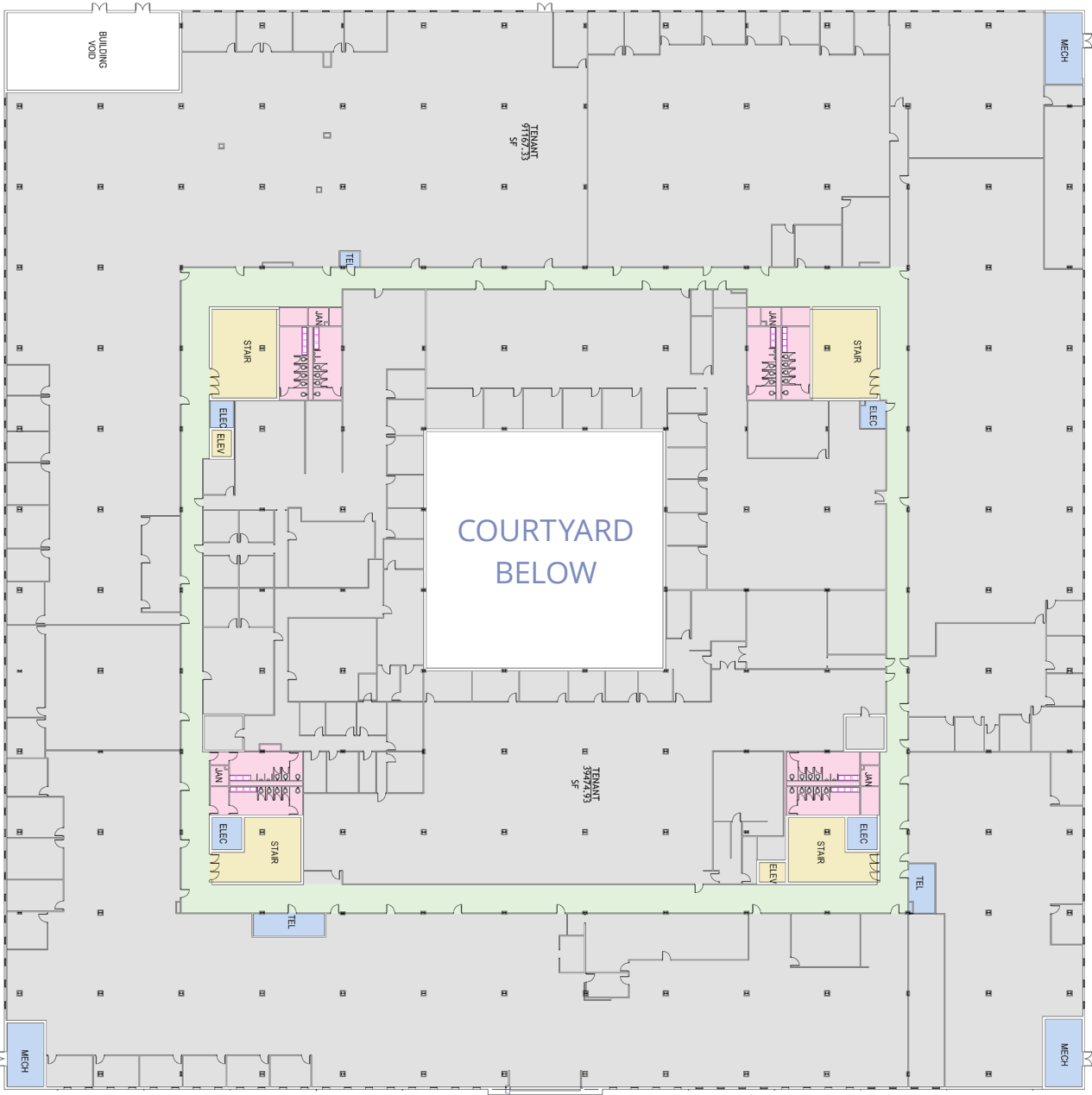
7.41 Acres Available



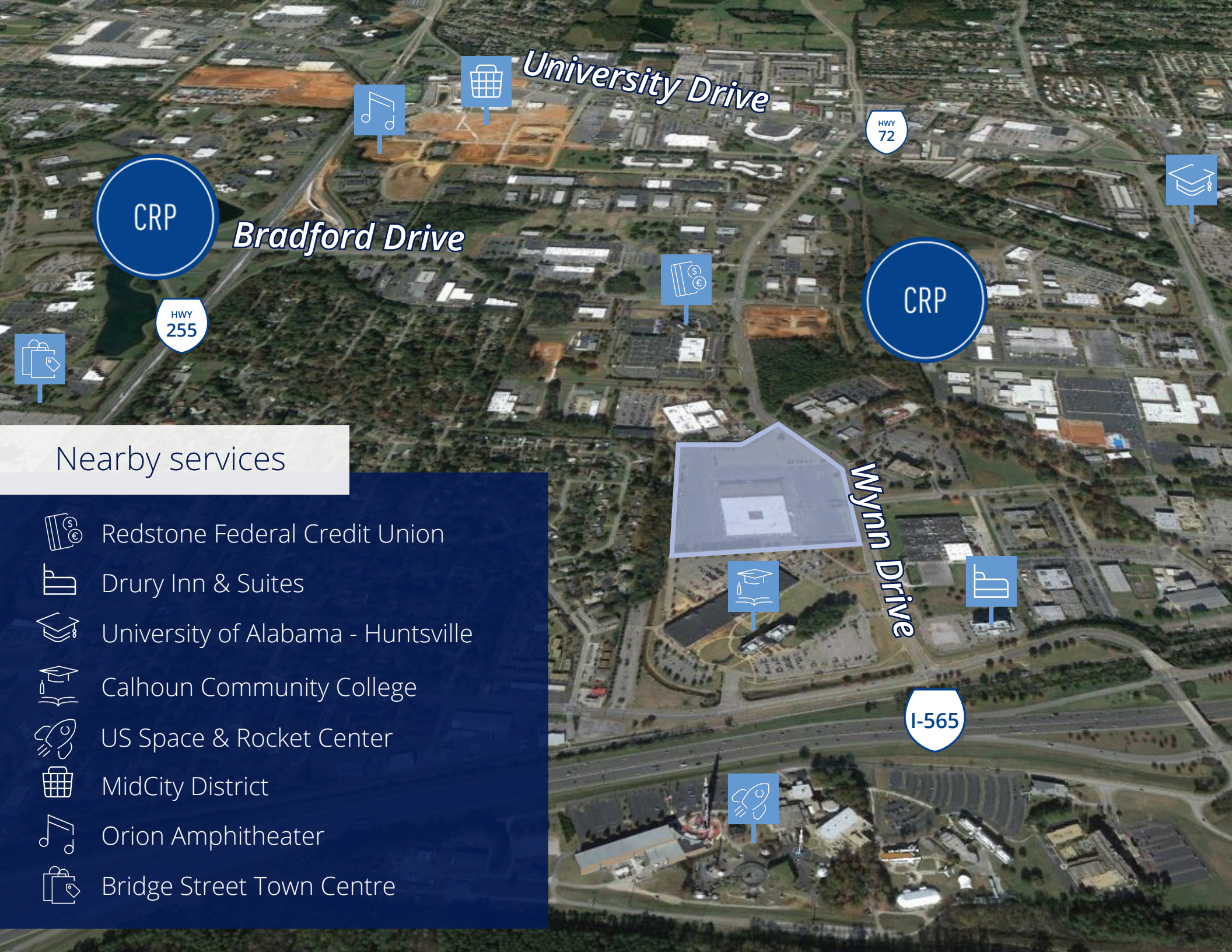


First Floor

Main Building + Annex



Second Floor Main Building + Annex



University Drive

HWY 72

CRP

Bradford Drive









HWY 255

CRP

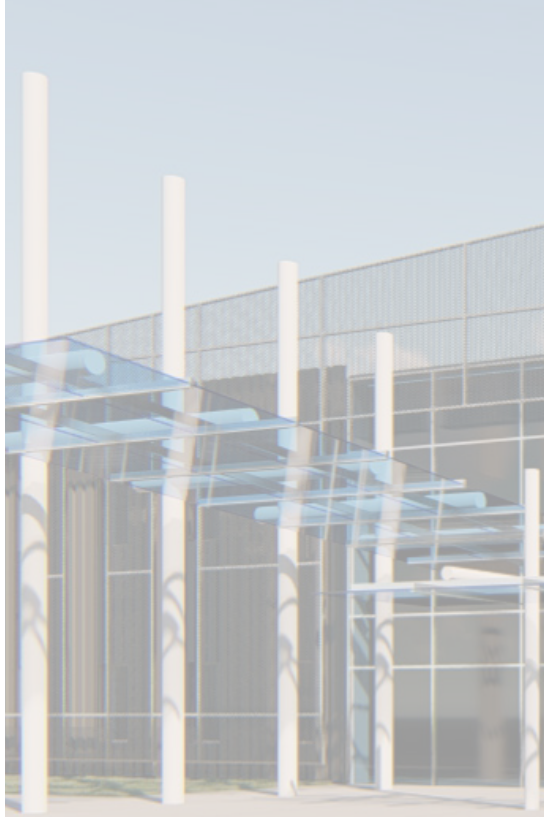
Wynn Drive

I-565

Nearby services

-  Redstone Federal Credit Union
-  Drury Inn & Suites
-  University of Alabama - Huntsville
-  Calhoun Community College
-  US Space & Rocket Center
-  MidCity District
-  Orion Amphitheater
-  Bridge Street Town Centre

106 Wynn Drive



Location

106 Wynn's location within **Cummings Research Park (CRP)**, the second largest research park in the United States, is surrounded by a few of Huntsville's major destinations, including the nearby **MidCity District**, **Bridge Street Town Centre**, and the **Orion Amphitheater**, offering a range of dining, shopping, and entertainment options. There is easy access to Redstone Arsenal's Gate 9 and I-565 via Old Madison Pike. Onsite amenities such as a classified area and loading docks further enhance its practicality for large-scale operations.

Features

Key features of the property include a cafeteria, fitness center, and a central courtyard. The site also boasts ample parking and an additional 7.41 acres of undeveloped land, offering the possibility for future expansion. The total site spans 33.67 acres, giving ample space for both current needs and future growth.





200 Clinton Ave W, Suite 801
Huntsville, AL 35801
P: +1 256 533 0035
F: +1 256 539 4495

Kyle Collins

Senior Vice President | Principal
+1 256 518 2274
kyle.collins@colliers.com



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