

FOR SALE

MOORESVILLE INDUSTRIAL PARK BUILDING 1

25150 WILL McCOMB DRIVE, TANNER, AL 35671



83,160 SF RECENTLY CONSTRUCTED
INDUSTRIAL WAREHOUSE

HUNTSVILLE, ALABAMA MSA

FOUNDRY
COMMERCIAL

INVESTMENT
ADVISORY
GROUP

THE OPPORTUNITY

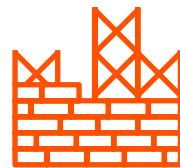
With a recently renewed tenant providing strong in-place NOI, this modern 83K SF industrial building is ideally located off the first I-565 interchange east of I-65 in the thriving Huntsville, AL MSA.

This building is within Mooresville Industrial Park, which includes 190,320 SF of newly constructed buildings and 15 acres of adjacent development land. Each building and site within the park is available individually for sale, or the entire park can be purchased as a single acquisition.

HIGHLIGHTS



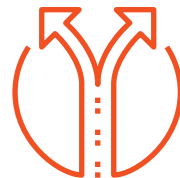
**RECENTLY RENEWED
AUTOMOTIVE SUPPLY
TENANCY**



**EFFICIENT, MODERN
WAREHOUSE BUILDING**



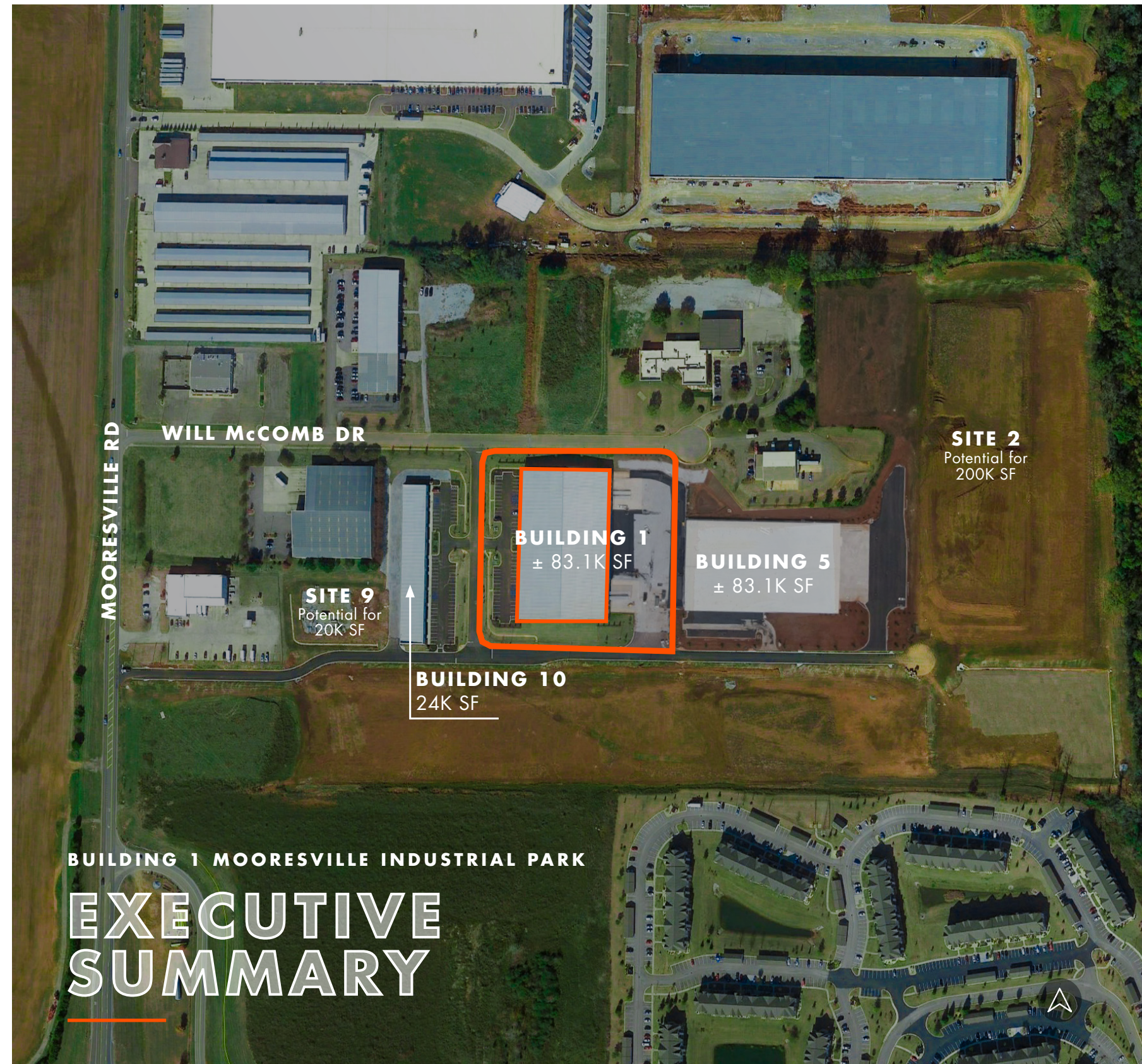
STRONG IN-PLACE NOI



**IDEALLY LOCATED AT FIRST
INTERCHANGE ON I-565**

PROPERTY SUMMARY

ADDRESS	25150 Will McComb Drive, Tanner, AL 35671
IMPROVEMENTS	83,160 SF
ZONING	CIP – Commercial Industrial Park District
COUNTY	Limestone



IMPROVEMENTS – BUILDING 1

TOTAL BUILDING AREA	83,160 SF
WAREHOUSE AREA	83,160 SF
OCCUPANCY	100%
BUILDING DIMENSIONS	377' - 8" x 200' - 4 1/2"
USE	Warehouse
YEAR BUILT	2022
BUILDING STRUCTURE	Block & Metal
SPRINKLER SYSTEM	Wet
COLUMN SPACING	73' - 4" x 25'
SLAB DEPTH	6"
ROOF	Standing Seam Metal
EAVE HEIGHT	24'
CENTER HEIGHT	32'
EST. TRUCK COURT	200'
DOCK HIGH DOORS	8
DRIVE-IN DOORS	2
DOCK EQUIPMENT	Hydraulic levers
HVAC	Exhaust fans & heaters (no air conditioning)
LIGHTING	Overhead LED
POWER	800-amp 480v 3 phase
POTENTIAL POWER	5,000-amp 480v 3 phase
PARKING	60 spaces



BUILDING 1





CLICK HERE FOR PARK OVERVIEW VIDEO



MOORESVILLE INDUSTRIAL PARK

LOCATION OVERVIEW

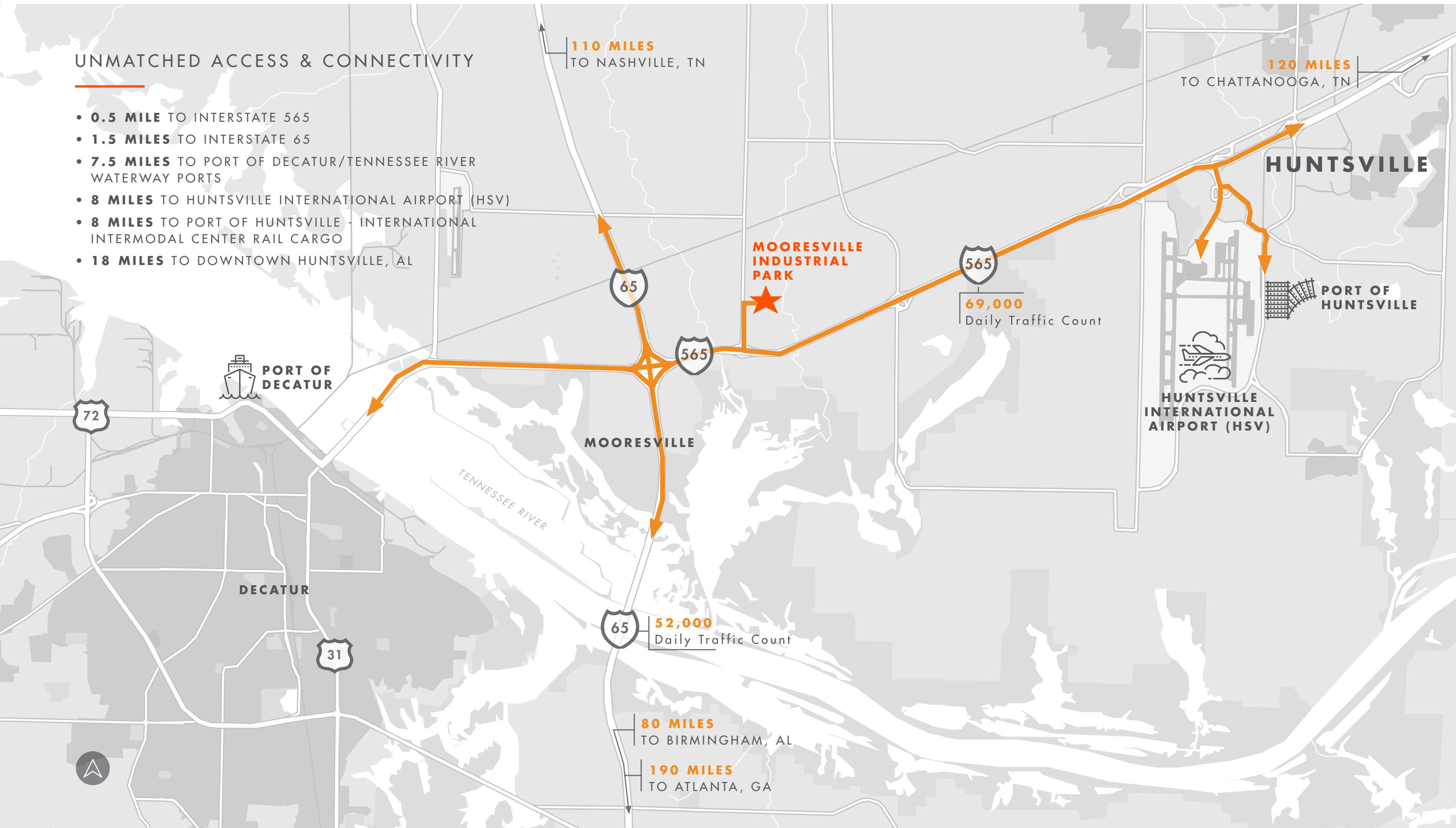
The Huntsville Metro lies in the heart of North Alabama, between the foothills of the Appalachian Mountains and the banks of the Tennessee River. The Huntsville area is also well positioned for industrial transportation by road, rail, and air, and is less than three hours by car to Atlanta, Nashville, Memphis, Chattanooga and Birmingham.

- 80 MILES TO BIRMINGHAM, AL
- 110 MILES TO NASHVILLE, TN
- 120 MILES TO CHATTANOOGA, TN
- 190 MILES TO ATLANTA, GA
- 75% OF U.S. MARKET WITHIN 1 DAY TRUCKING DISTANCE

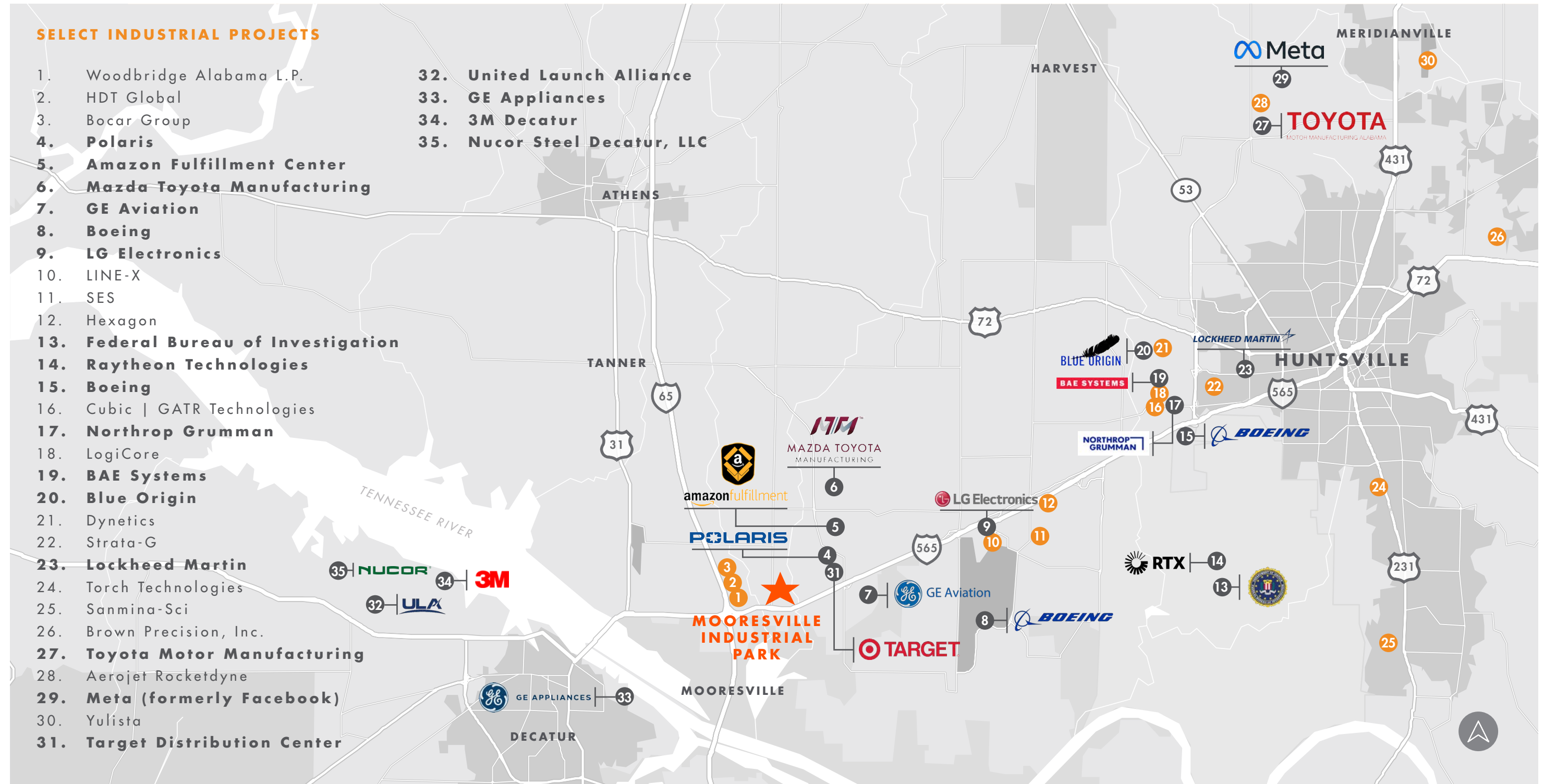


UNMATCHED ACCESS & CONNECTIVITY

- **0.5 MILE** TO INTERSTATE 565
- **1.5 MILES** TO INTERSTATE 65
- **7.5 MILES** TO PORT OF DECATUR/TENNESSEE RIVER WATERWAY PORTS
- **8 MILES** TO HUNTSVILLE INTERNATIONAL AIRPORT (HSV)
- **8 MILES** TO PORT OF HUNTSVILLE - INTERNATIONAL INTERMODAL CENTER RAIL CARGO
- **18 MILES** TO DOWNTOWN HUNTSVILLE, AL

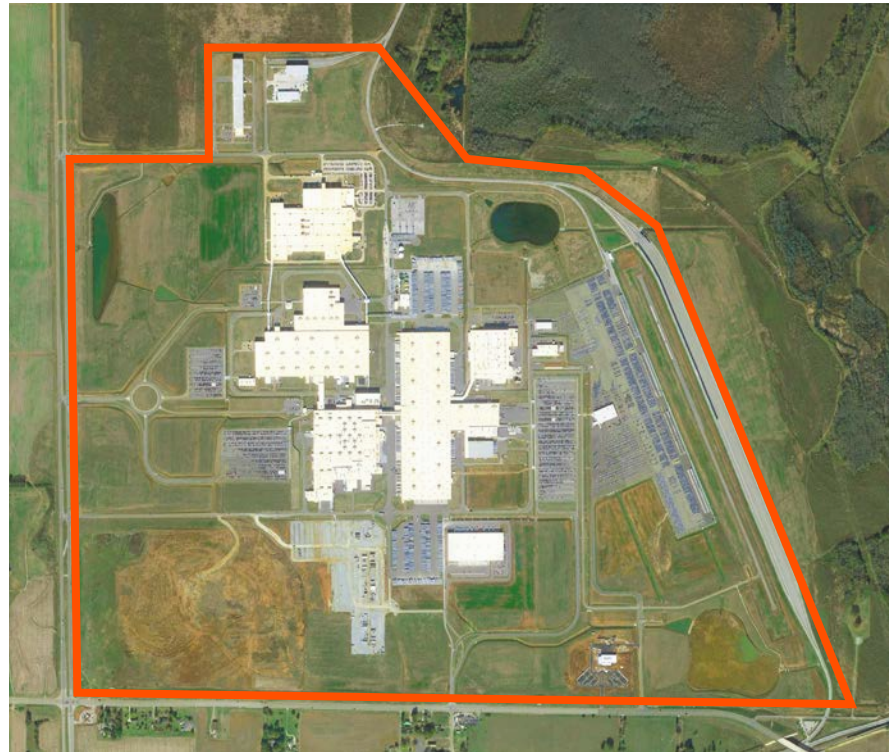


CORPORATE PRESENCE IN HUNTSVILLE, AL MSA



Source: Huntsville Madison County Chamber (Economic Update Huntsville, Alabama January, 2023)

SURROUNDING SIGNIFICANT ECONOMIC DEVELOPMENTS




**MAZDA TOYOTA
MANUFACTURING**

**MAZDA TOYOTA
MANUFACTURING**

- 3.7M SF
- \$2.3B investment
- Less than 5 miles from subject property
- 3,000 AC
- Producing 300,000 vehicles per year
- Over 6,000 new jobs




META
(FORMERLY FACEBOOK)

- 3.5M SF
- \$1.5B investment
- Less than 25 miles from subject property
- 200 AC
- 200 new jobs




amazon fulfillment

**AMAZON
FULFILLMENT CENTER**

- 2M SF
- Less than 5 miles from subject property
- 1,000 new jobs




**FEDERAL BUREAU
OF INVESTIGATION**

- \$2.4B investment
- Less than 15 miles from subject property
- 1,143 AC campus size
- 3,800 new jobs

NEWLY ANNOUNCED NEARBY \$2.2B DEVELOPMENT

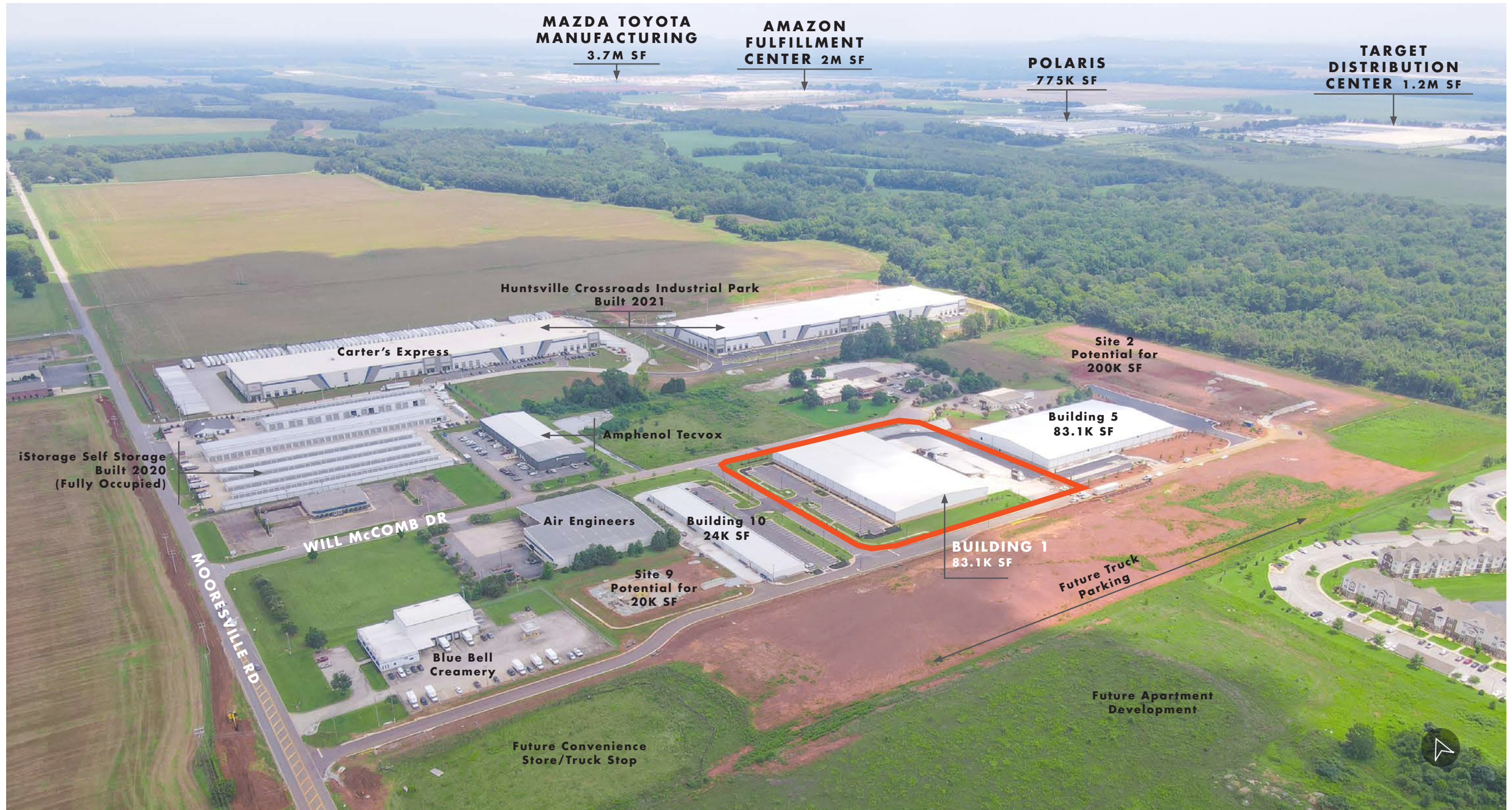


ROCHFORD REALTY & CONSTRUCTION CO. INC. & LAND INNOVATIONS LLC

- 411 AC
- \$2.2B investment
- 1.5 miles from subject property
- Proposed 3,500 residential units and 200,000 SF of commercial space

Nashville's Rochford Realty & Construction Co. Inc. and Land Innovations LLC from Brentwood announced plans for a large mixed-use project in North Alabama, valued at \$2.2 billion and spanning over 411 acres in Moorsville, situated between Huntsville and Decatur at the crossroads of Interstate 65 and Interstate 565. The project, estimated to take at least 20 years, will feature 3,500 residential units, 200,000 square feet of commercial space, and embrace new urbanist design principles emphasizing walkability and mixed-use areas.

MOORESVILLE INDUSTRIAL PARK



MOORESVILLE INDUSTRIAL PARK

MARKET
ANALYSIS

HUNTSVILLE, AL MSA

1 BEST PLACE TO LIVE IN THE U.S. IN 2022 - 2023
Source: U.S. News & World Report

TOP 20 METROS FOR BUSINESS
Source: Forbes

1 OF 25 EMERGING TECH MARKETS FOR
GROWTH POTENTIAL
Source: CoStar

Huntsville and its surrounding areas have experienced remarkable economic growth driven by the aerospace and defense industry, technology and innovation sectors, manufacturing, healthcare, and education. The region's favorable business climate, skilled workforce, robust infrastructure, and focus on research and development contribute to its attractiveness for companies and industries seeking growth opportunities. Huntsville's future prospects remain promising as it continues to build on its strengths and diversify its economic base.

TOP REGIONAL EMPLOYERS

- Redstone Arsenal: 50,000 employees
- NASA's Marshall Space Flight Center: 8,000 employees
- Huntsville Hospital: 4,000 employees
- Boeing: 3,000 employees
- Toyota Manufacturer: 1,500 employees

Source: Huntsville Madison County Chamber

"Long term, the concentrations of manufacturing and aerospace-related industries, a highly educated labor force, and above-average population growth will enable Huntsville's metro area to outperform Alabama and the U.S."

– Moody's Analytics

ACCESS TO SKILLED LABOR POOL

The area draws its skilled labor force from several area community colleges, technical colleges, and universities. Additionally, high school students have access to technical training programs within the county and surrounding school systems.



- Alabama Robotics Technology Park
 - Designed to close the skills gap within the robotics industry, while also ensuring that students obtain training on the latest robotic technology in the industry
 - 10 minutes from subject property



- Calhoun Community College Huntsville
 - Largest two-year community college in Alabama serving over 8,000 students
 - 20 minutes from subject property



- University of Alabama in Huntsville
 - One of the nation's premier research universities with the second-largest research park in the U.S.
 - Maintains strong partnerships with federal agencies and commercial organizations including NASA's Marshall Space Flight Center, the Missile Defense Agency, the DIA Missile and Space Intelligence Center, and the U.S. Army Materiel Command
 - 15 minutes from subject property

LIMESTONE COUNTY A WORK-READY COMMUNITY

Limestone County has been certified as a Work Ready Community, which county administrators see as a label that will foster interest in the county among companies considering locating there.

Source: Huntsville Madison County Chamber



HUNTSVILLE, AL MSA INDUSTRIAL MARKET

- The Huntsville and Decatur industrial markets thrive as an affordable and growing alternatives to surrounding areas such as Birmingham, Atlanta, and Nashville.
- The recent addition of the Toyota-Mazda manufacturing facility has already brought more automotive suppliers and logistics firms to the area, driving industrial demand and rent growth.
- Industrial property owners have continued to push rents in the Huntsville market, as trailing 12-month rent growth exceeded 9.0% which is above the metro's five-year average of 7.6%.

HUNTSVILLE KEY INDICATORS

TOTAL INVENTORY

48.2M SF

AVG MARKET RENT

\$8.77 PSF

YOY RENT GROWTH

9.90%

DECATUR KEY INDICATORS

TOTAL INVENTORY

19.9M SF

AVG MARKET RENT

\$6.75 PSF

YOY RENT GROWTH

9.32%

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FOUNDRY
COMMERCIAL

INVESTMENT
ADVISORY
GROUP

Hardiman Properties, Inc.

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