

HUNTSVILLE, AL 35803



12090
MEMORIAL PARKWAY SW

CBRE

CONFIDENTIAL OFFERING MEMORANDUM

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01

EXECUTIVE SUMMARY

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12090 Memorial Parkway SW consists of approximately 91,930 square feet of office, production, and warehouse space and is located on 10.23 acres in Huntsville, Alabama.

The property is well situated in the southern portion of Huntsville, with direct access to Memorial Parkway SW, and is located in a heavily populated area with a variety of industrial, retail, residential, and mixed-use properties. The subject property features manufacturing and office buildings, with large amounts of infrastructure and room to expand. An owner-user or developer/investor looking to create something new within this major corridor of Huntsville, would find value in this property. Equipment will remain on site and is available to view via the data room or upon request.

The property is zoned L1, which is Light Industrial, and abuts properties zoned R1B and R2B. The property was historically comprised of a number of parcels which have been consolidated.

Thank you for your interest in 12090 Memorial Parkway SW.

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02

BUILDING
DETAILS

Building Details



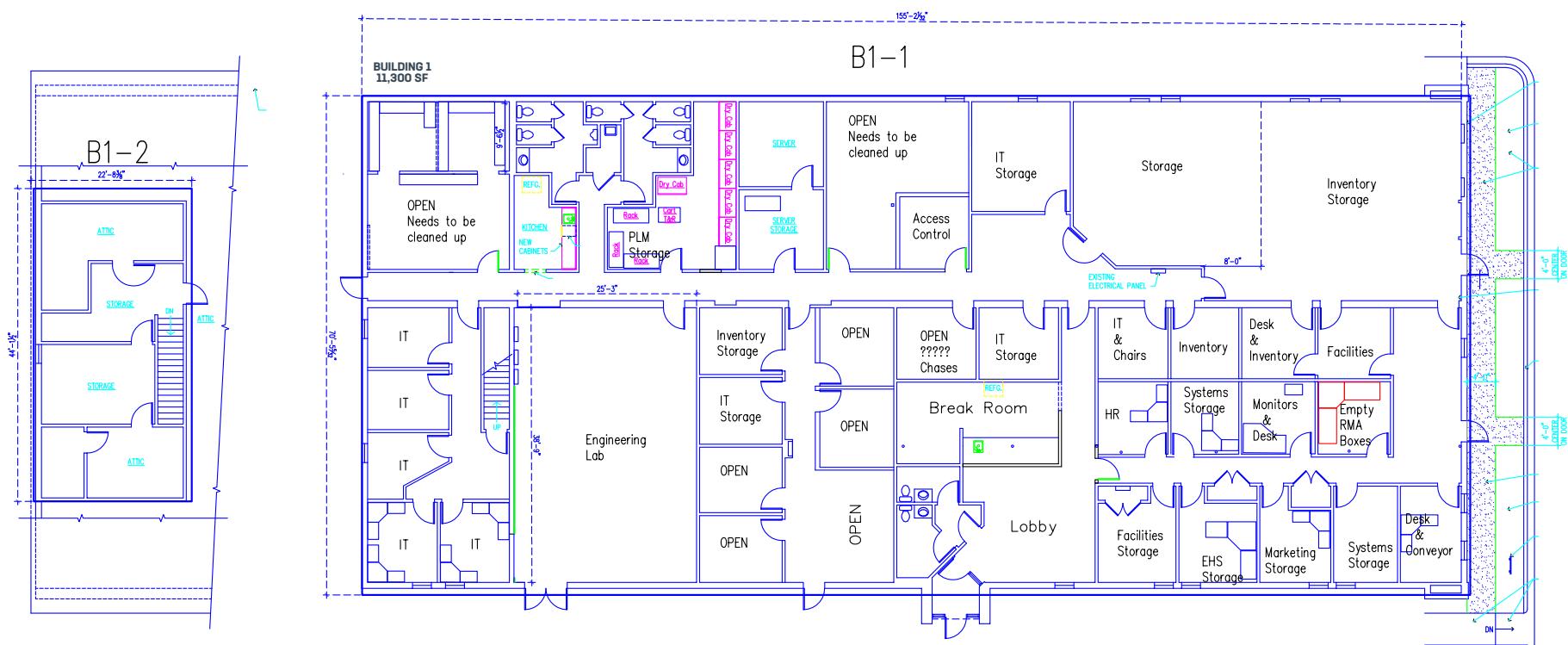
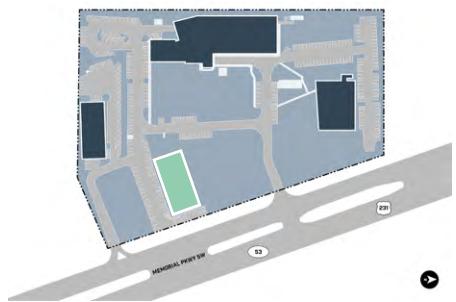
BUILDING ADDRESS:	12090 Memorial Parkway SW, Huntsville, AL
YEAR BUILT:	1990
BUILDING SIZE:	91,930 SF (Across 4 Buildings) <ul style="list-style-type: none">- Building 1 - 11,300 SF- Building 2 - 17,580 SF- Building 3 - 53,750 SF- Building 4 - 9,300 SF
LAND AREA:	10.23 Acres
PARCEL(S):	121635 and 541056
ZONING:	L1 - Light Industrial
ANNUAL TAXES:	\$91,140 (2023) <ul style="list-style-type: none">- Office (Buildings 1& 4) - 8'6"- Manufacturing (Building 3) - 30'- R&D (Building 2) - 10'
CEILING HEIGHT:	

LOADING:	Three dock doors
CONSTRUCTION:	Steel
GAS:	Plumbed to each building
ELECTRIC:	480/277V 60HZ 30 4W 1600A
EXISTING HVAC:	Multiple units across four buildings
SPRINKLER TYPE:	<ul style="list-style-type: none">- Building 1 - Dry system- Building 2 & 4 - Dry and wet systems- Building 3 - Dry and wet and aerosol system
ROOF TYPE:	Steel
PARKING:	299 dedicated parking spots, with room for 13 more in gravel lot
SEWER:	City sewer
EQUIPMENT:	Equipment will remain on site and is available to view via the data room or upon request

Site Plan



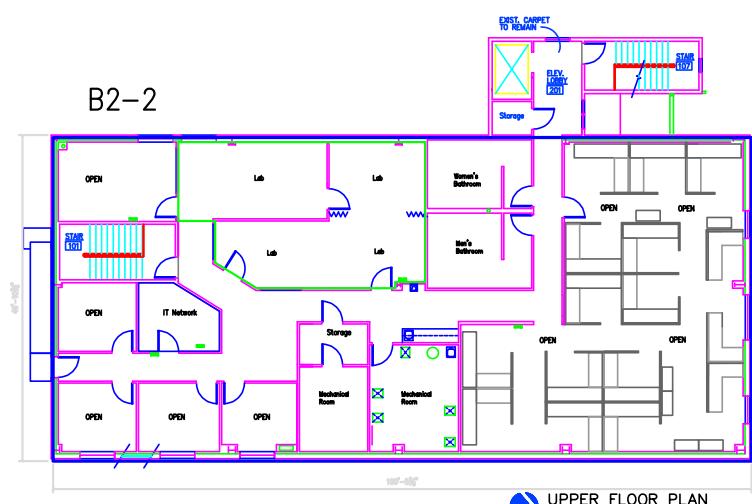
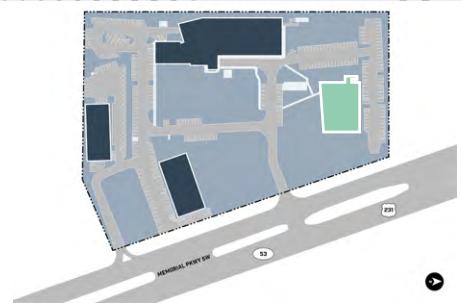
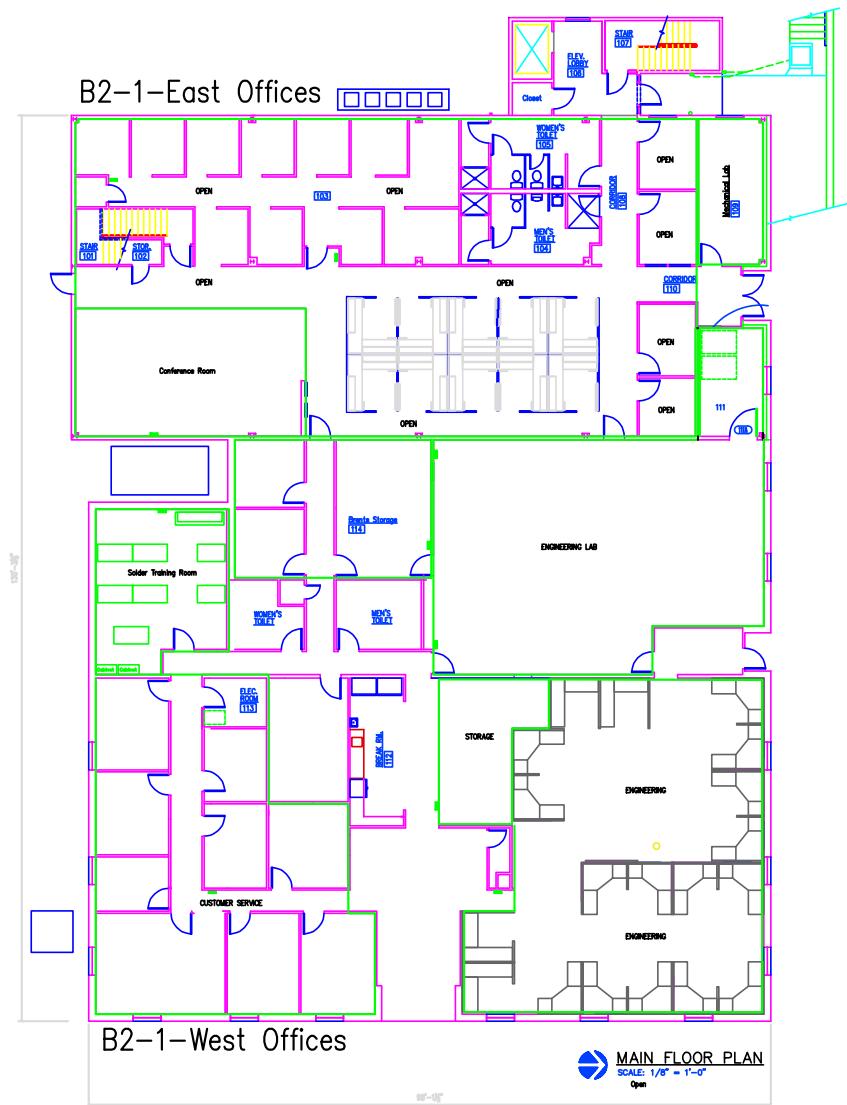
Building 1 - 11,300 SF



 **UPPER FLOOR PLAN**
 SCALE: 1/8" = 1'-0"
 NO WORK IN THIS AREA (EXCEPT HVAC)

 **MAIN FLOOR PLAN**
 SCALE: 1/8" = 1'-0"

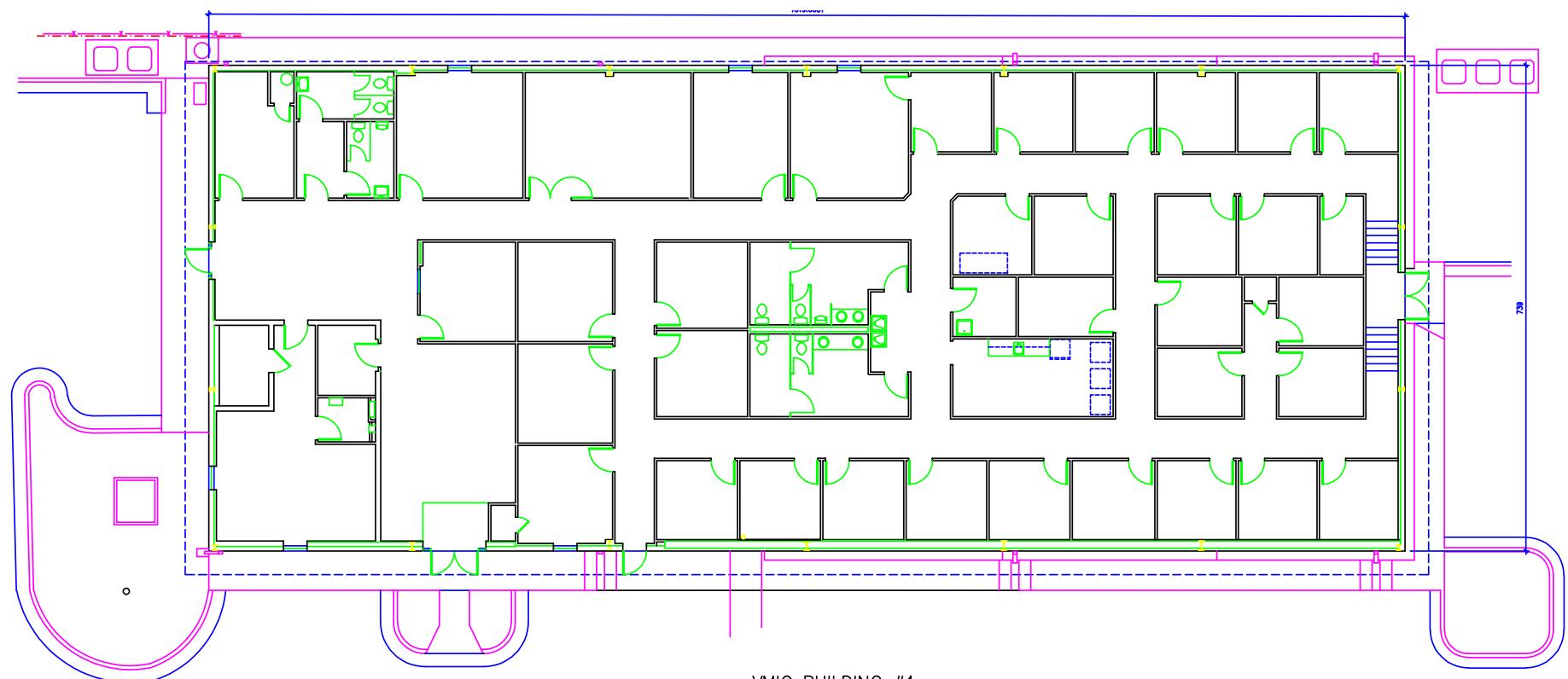
Building 2 - 17,580 SF



Building 3 - 53,750 SF



Building 4 - 9,300 SF



VMIC BUILDING #4
UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

Building Photos



Building Photos





MAPS &
AERIALS

Property Aerial



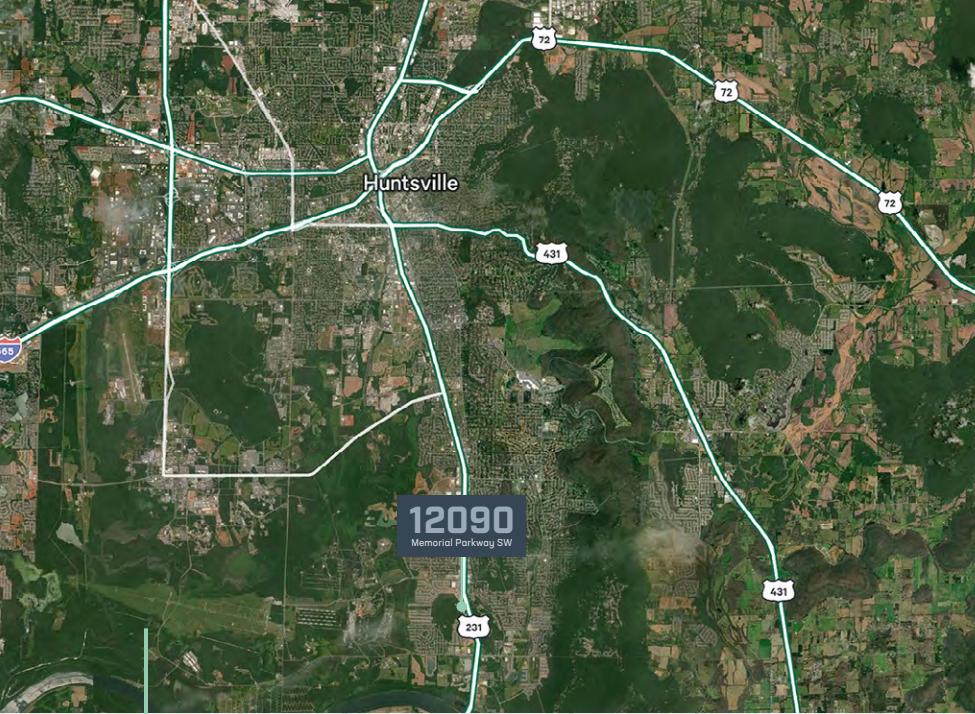
Area Aerial



04

HUNTSVILLE INDUSTRIAL MARKET OVERVIEW



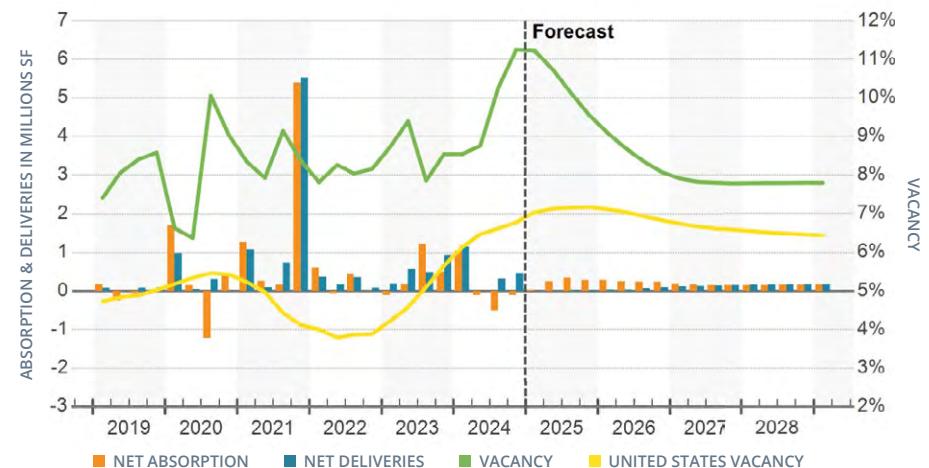


MARKET OVERVIEW

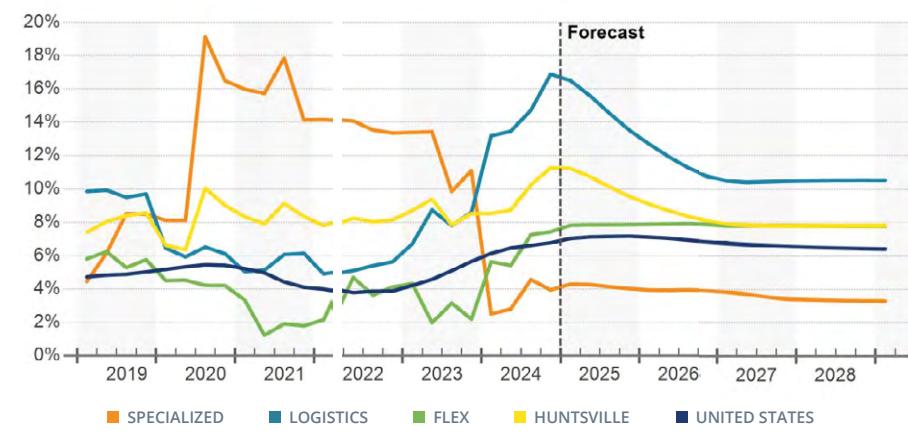
PROPERTY OVERVIEW

Total Inventory	53,400,000 SF
Availability Rate	10.8%
Avg Asking Lease Rate	\$9.41/SF NNN
Net Absorption	25,768 SF
Completed Construction	2,000,000 SF
Under Construction	83,100 SF

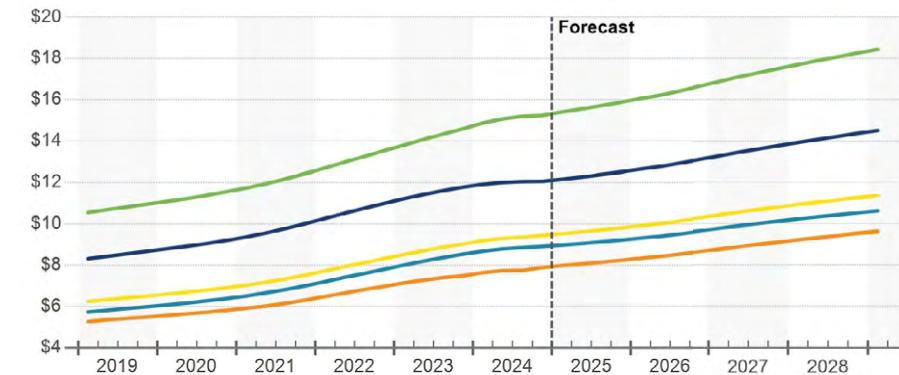
NET ABSORPTION VS. VACANCY



MARKET RENT (YOY)



VACANCY RATE





05

ZONING
OVERVIEW

Zoning



- LI - Light Industry District
- R2B - Residence 2-B District
- R1B - Residence 1-B District

06

CONFIDENTIALITY
AGREEMENT



Confidentiality Agreement

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

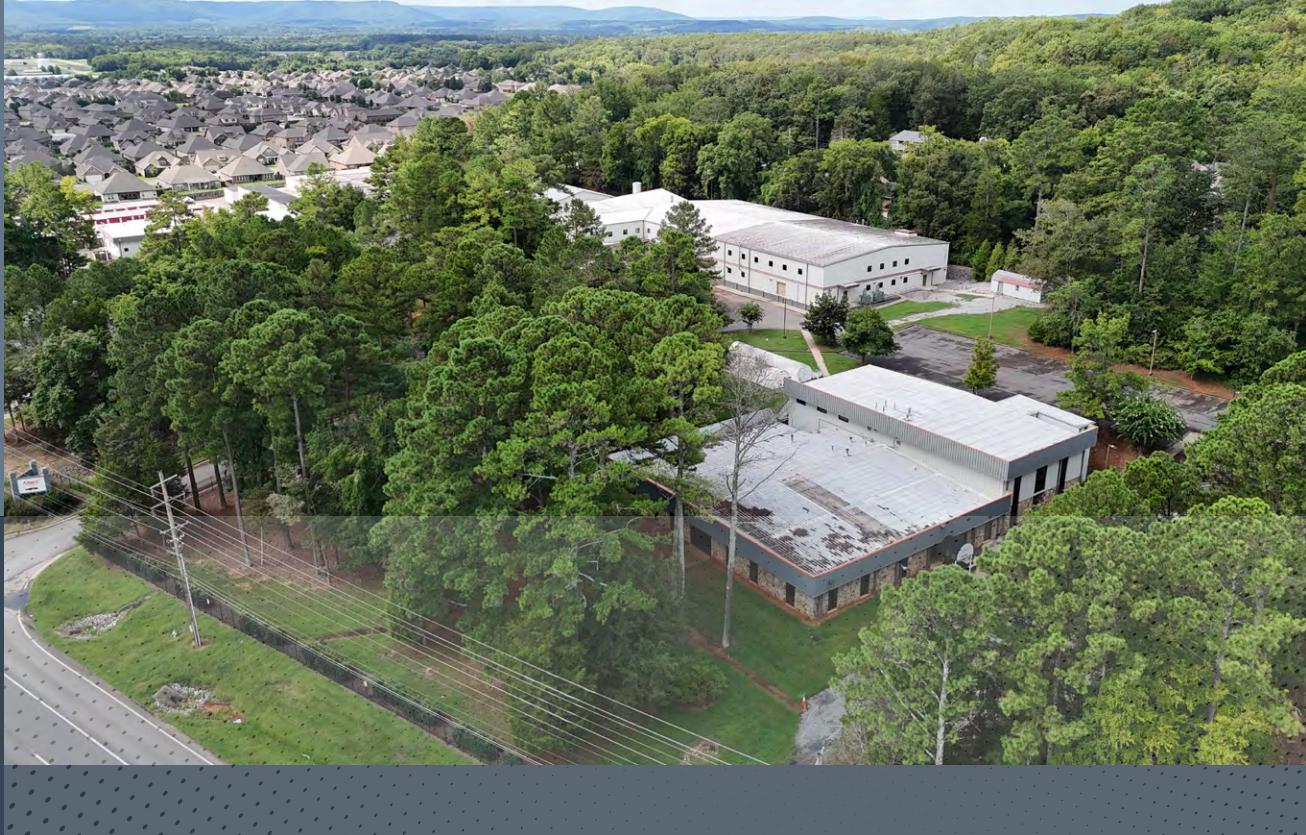
By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.

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12090

Memorial Parkway SW



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