

# INDUSTRIAL WAREHOUSE SPACE AVAILABLE

## 250 ROYAL DRIVE, MADISON, AL 35758

GrahamCompany.com



FOR LEASE | 8,000 to 10,000 SF

**FOR LEASE**

# Industrial Warehouses FOR LEASE

250 Royal Drive  
Madison, AL 35758

## BUILDING AVAILABLE SF

<b>BLDG 4</b>	10,000 SF
<b>BLDG 5</b>	8,000 SF
<b>BLDG 6</b>	10,000 SF

**LEASE RATE: \$9.00 SF/YR (NNN)**

## PROPERTY DESCRIPTION

This industrial development offers an excellent opportunity for a users serving north Alabama and southern Tennessee regions. It is conveniently located in the Jetplex area and is accessible via Madison Blvd and Wall Triana Hwy. Tenants have the unique opportunity of having two national companies as neighboring tenants: Sherwin Williams and EquipmentShare.



## PROPERTY HIGHLIGHTS

- Industrial flex development
- 20' eave height
- Heated warehouse
- 400 Amp 120/208V 3-phase power
- Dock high and ground level loading



Information deemed reliable; not guaranteed.

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**AVAILABLE SPACES**

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
250 Royal BLDG 4	10,000 SF	NNN	\$9.00 SF/yr	BLDG 4 offers 10,000 sf of industrial space and includes 1,200 sf of office space. The office portion includes 3 private offices, conference room, break area, and 2 ADA restrooms. The heated warehouse offers 400 Amp 120/208V 3-phase power. One 9' x 10' dock door and one 12' x 14' grade level door provide convenient loading options. 14 surface parking spaces.
250 Royal BLDG 5	8,000 SF	NNN	\$9.00 SF/yr	BLDG 5 offers 8,000 sf of industrial space and includes 1,200 sf of office space. The office portion includes 3 private offices, conference room, break area, and 2 ADA restrooms.. The heated warehouse offers 400 Amp 120/208V 3-phase power. One 9' x 10' dock door and one 12' x 14' grade level door provide convenient loading options. Ready for occupancy 2Q 2026.
250 Royal BLDG 6	10,000 SF	NNN	\$9.00 SF/yr	BLDG 6 offers 10,000 sf of industrial space and includes 1,200 sf of office space. The office portion includes 3 private offices, conference room, break area, and 2 ADA restrooms.. The heated warehouse offers 400 Amp 120/208V 3-phase power. One 9' x 10' dock door and one 12' x 14' grade level door provide convenient loading options. Ready for occupancy 2Q 2026.









