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*The line is for visual reference only, including some shared parking and not including additional available land.

1430 Wall Triana Hwy // Huntsville, AL

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**RARE AVAILABILITY FOR
EXTREMELY VERSATILE SPACE**

FOR LEASE

+/- 88,508 SF
**100% HVAC Office/Warehouse/Production Space including
SCIF Spaces and Secure Concrete IOS Yard**

PROPERTY HIGHLIGHTS

1430 Wall Triana is a 134,494 square foot office/warehouse/production industrial building located southeast of Huntsville, Alabama, near Huntsville International Airport, Redstone Arsenal, and Cummings Research Park. Availability includes +61,203 square feet of warehouse/production space and +27,305 square feet of office space. The property offers approximately 36.2 acres of land with frontage on Wall Triana Highway.

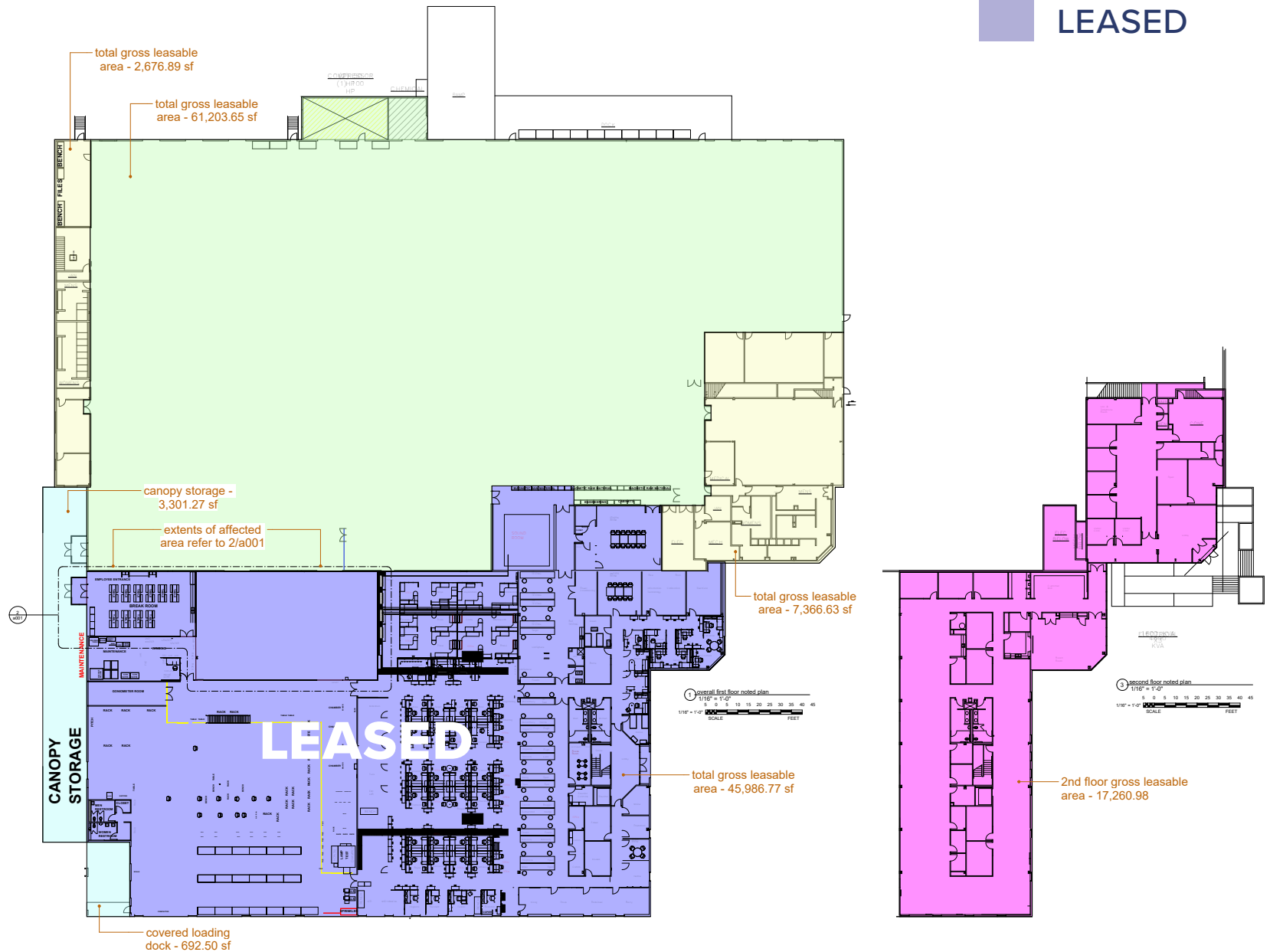
Address	1430 Wall Triana Highway, Huntsville, AL 35756
Submarket	Jetplex/Madison
Total Available SF	±88,508 SF
Office SF	±27,305 SF
Warehouse SF	±61,203 SF warehouse/production/lab
Parcel Size	±36.2 Acres Total (including 22.5 acres of undeveloped land)
Zoning	Planned Industrial
Year Built	1989 construction/1987 expansion/2013 renovation
Power	Two 1,600-amp 480V switchgears
HVAC	100% HVAC (roof top units)
Structure	Concrete tilt-wall
Ceiling Heights	20'-25'
Dock Platform	Covered dock platform with 10 dock-height positions
Dock Doors	7 dock-height doors with levelers
Drive-In Doors	3 grade-level drive-in doors (one oversized)
Car Parking	Over 150 auto parking spaces (not including +/- 4 acre IOS/yard area)
Truck Court	159'
Sprinklers	Wet System
Highlights	<ul style="list-style-type: none">• +/- 4.0 Acre Secure Outdoor Industrial Storage (IOS) Yard• SCIF Rooms: One (1) 2,500 SF room and one (1) 400 SF room• Floor slab up to 10-12" thick



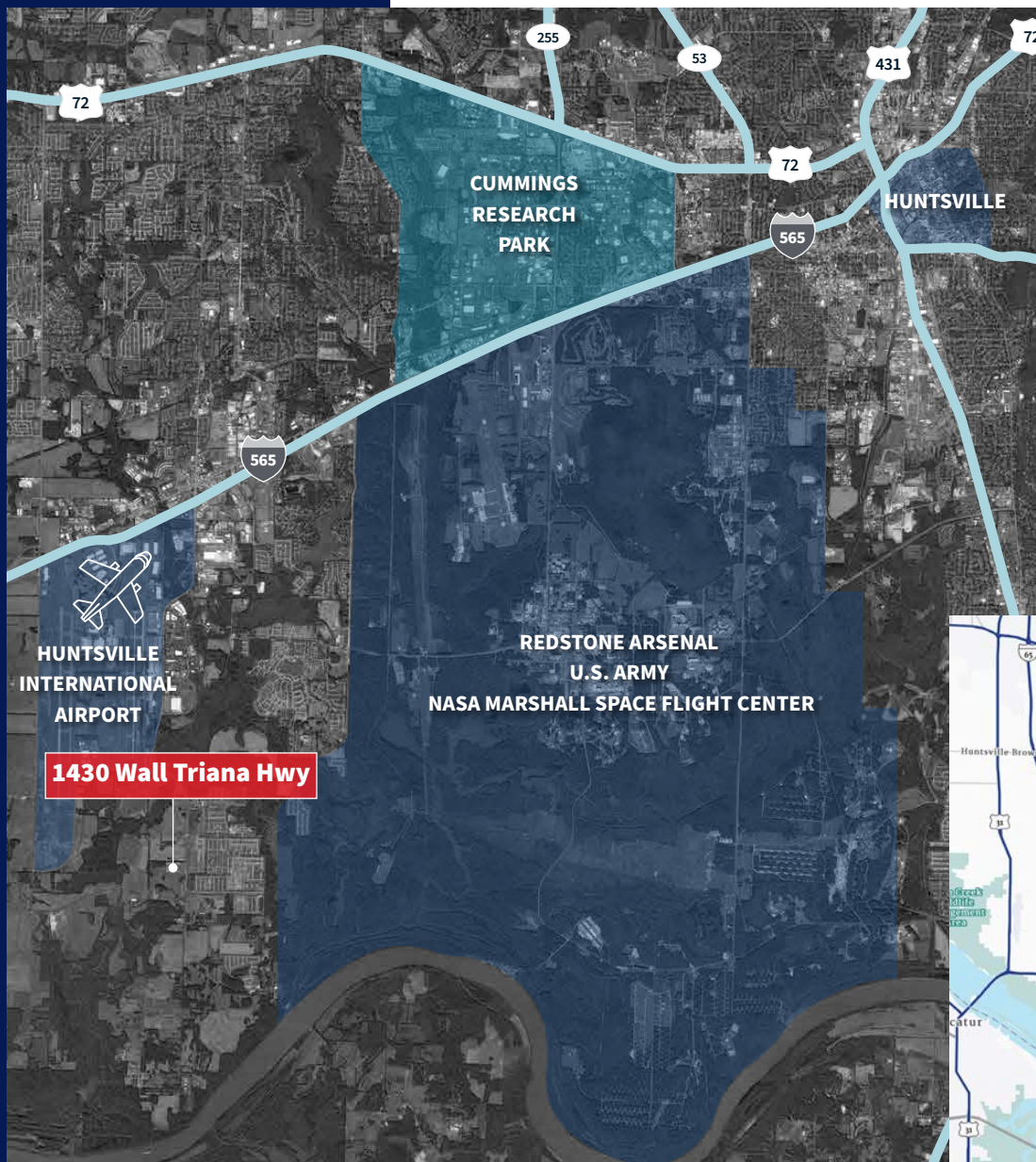
FOR LEASE
Contact Brokers for Pricing

SITE PLAN

AVAILABLE
LEASED



LOCATION MAP



PROXIMITY BY CAR

HUNTSVILLE INTERNATIONAL AIRPORT

4 Minutes

CUMMINGS RESEARCH PARK

12 minutes

REDSTONE ARSENAL

12 minutes

DOWNTOWN HUNTSVILLE

20 minutes

BIRMINGHAM

1.5 hours

NASHVILLE

2 hours

CHATTANOOGA

2 hours

MONTGOMERY

3 hours

ATLANTA

3.5 hours

LOUISVILLE

4.5 hours

MOBILE

6 hours



AREA MAP



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