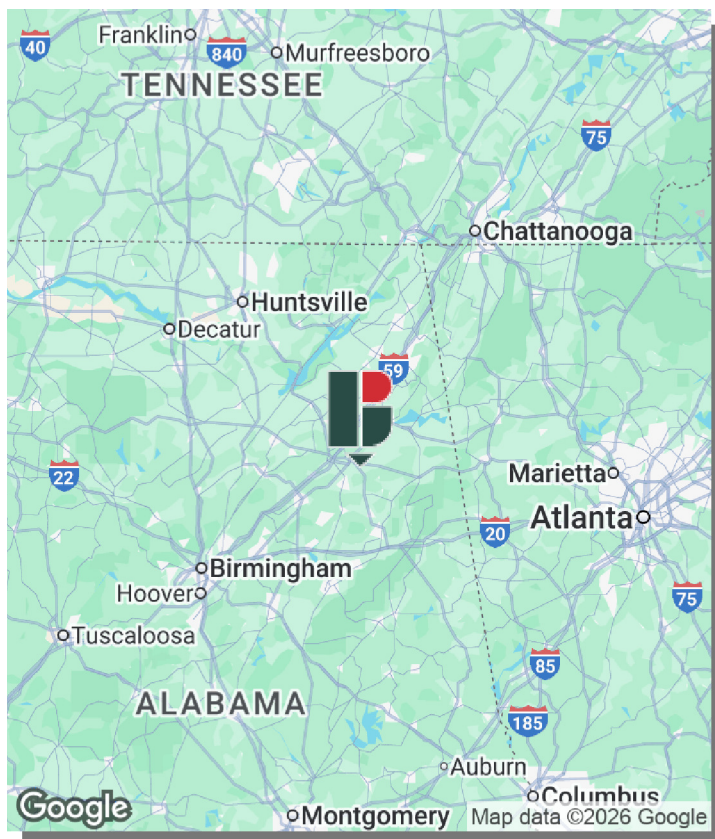


407 RAINS AIR DEPOT ROAD

GADSDEN, AL 35903

PROPERTY FEATURES

- 352,000 SF storage, distributions, and light manufacturing facility
- Power: 3-phase / 1,600amp / 220V
- 15.5' – 17' ceiling height
- All new sprinkler heads
- New roof in 2016
- Centrally located — within 115 miles of Birmingham, Huntsville, Atlanta, and Chattanooga
- Great highway and interstate access
- Building 1: +/- 176,000 SF
 - Four (4) +/- 44,000 SF suites
 - +/- 4,500 SF office
 - 22 overhead doors on dock-high platform
 - 1 drive-in door
- Building 2: +/- 176,000 SF
 - +/- 3,250 SF office
 - 29 overhead doors on dock-high platform
 - 1 drive-in door



LEASE RATE:
\$3.25/SF + Utilities

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