

# MIXED USE DEVELOPMENT AT HOLLOW ROAD

5150 NORTH MEMORIAL PARKWAY, HUNTSVILLE, AL 35810

GrahamCompany.com



FOR LEASE | Mixed Use Development at Hollow Road | Huntsville, AL 35810



## Mixed Use Development @ Hollow Rd FOR LEASE

5150 North Memorial Parkway  
Huntsville, AL 35810

**SITE SIZE** 10.83 Total Acres  
**ZONING** C4

**MINIMUM DIVISIBLE** 7,500 SF  
**MAXIMUM CONTIGUOUS** 20,000 SF

**PRICING: \$12.50 PSF NNN**

### DEVELOPMENT DESCRIPTION

This new development offers excellent access to and frontage on Memorial Parkway. Current plan includes five buildings, with Building 1 totaling 30,000 SF and delivered in Q4 2024. The front two buildings will be built for the office/retail/showroom user and have storage in the back. The building can be divisible to a minimum of 7,500 SF. The back pad sites are also available for Build To Suits (50,000 SF+). The site is 2.38 miles from Chase Industrial Park, 8.5 miles from Cummings Research Park and the University of Alabama in Huntsville, and 9.5 miles from Redstone Arsenal. Traffic count on Memorial Parkway is an estimated 40,400 vehicles per day.



### BUILDING HIGHLIGHTS

- Building 1 is 30,000 SF and ready for occupancy
- 21' - 24' ceiling height
- ESFR fire suppression
- Dock high and drive-in doors available
- 400 Amp electrical service
- Custom TI packages are available



# MIXED USE DEVELOPMENT IN NORTH HUNTSVILLE | 5150 MEMORIAL PARKWAY | FOR LEASE









# BLDG 1 FLOOR PLAN



## SITE PLAN

