

201 PRIDE LANE

201 Pride Lane, Decatur, AL 35603

INDUSTRIAL PROPERTY FOR LEASE



GREG WALLACE

256.203.9690

gwallace@longleafrealestate.com

Longleaf Realty
PARTNERS, LLC

"Creating Value in Commercial Real Estate"

Huntsville 810 Regal Drive SW, Huntsville, AL 35801 // 256.203.9690 // longleafrealestate.com

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PROPERTY DESCRIPTION

201 Pride Lane consists of two buildings. Building 1 is a 5,940 SF two story office building with 2 shop bays, renovated 2026. Building 2 is a 49,500 SF warehouse with 4 loading docks and 1 drive in door. This facility is fully sprinkled with 25' clear heights, 400 amp 3 phase power, and 1 acre of yard/parking space. Warehouse racking can also be available for tenants use.

LOCATION DESCRIPTION

201 Pride Lane is situated in a well established industrial and manufacturing corridor in Decatur, AL. The site offers easy access to U.S. Hwy 31 and Alabama State Route 67, providing direct connections to the interstate system, including I-65 and I-565, facilitating efficient freight movement throughout North Alabama and beyond.

PROPERTY HIGHLIGHTS

- 55,440 Total Square Feet
- Building 1: 5,940 SF
- Building 2: 49,500 Sf
- Fully Sprinkled
- 4 Loading Docks
- 3 Drive ins
- 400 Amp 3 Phase power
- 25' Clear height
- Ample parking and Yard Space

OFFERING SUMMARY

Lease Rate:	\$7.00 SF/yr (NNN)
Available SF:	55,440 SF
Lot Size:	2.86 Acres

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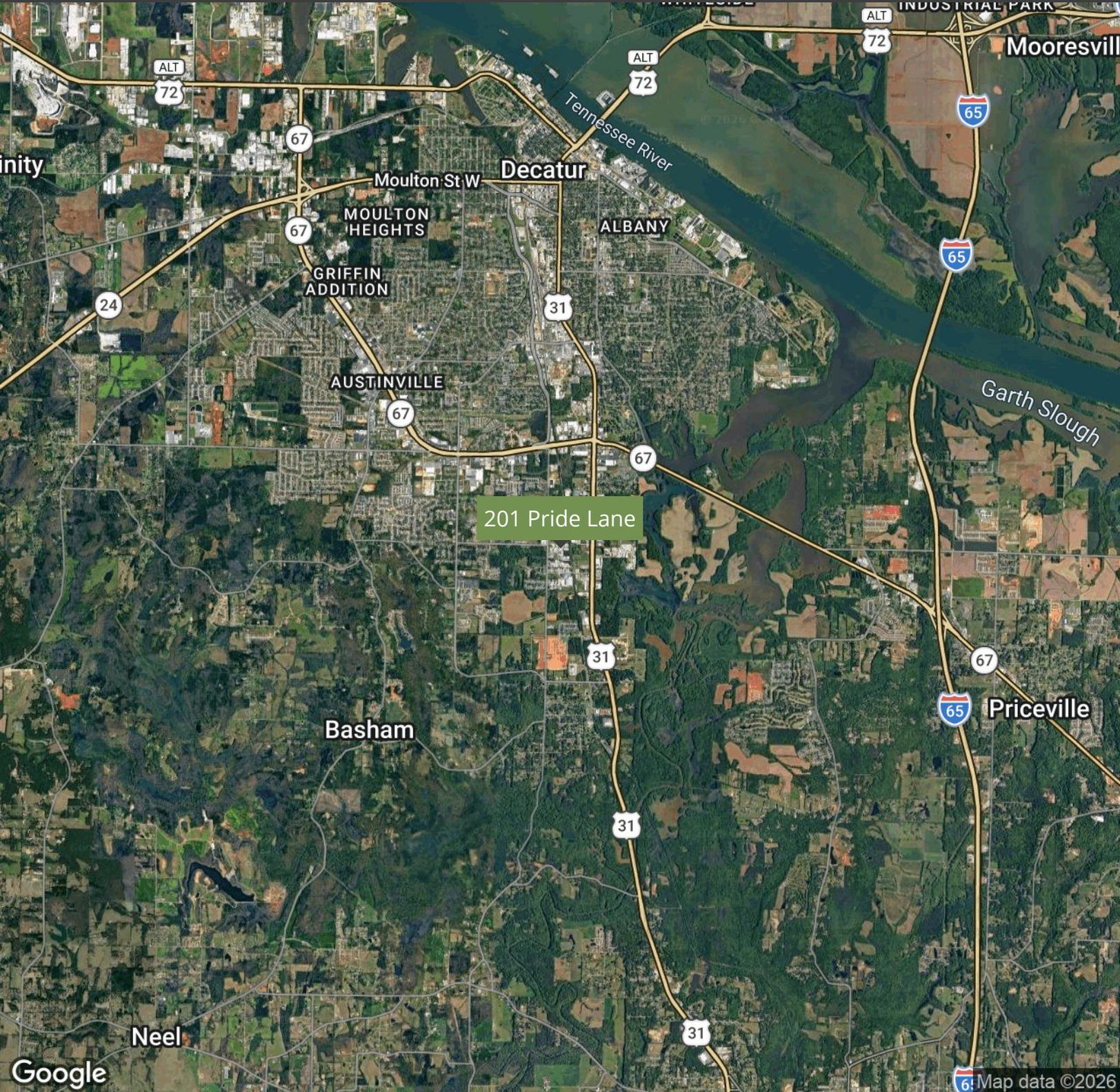
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