

UPSTATE COMMERCIAL PARK



3401 HIGHWAY 20

Upstate Commercial Park is a 32 acre park located in Decatur, Alabama in the heart of Morgan County's vibrant industrial area. Water, sewer and power are available in the park, along with office, warehouse and light manufacturing buildings ranging in size from 3,600 square feet to 44,000 square feet. Two outparcels front on Highway 20 as well.

This outstanding location provides convenient access to your customers and suppliers, and to nearby industries and entities such as:

- | | | | |
|------------|-----------|---------------|-------------------|
| -Carpenter | -Hexcel | -Mazda Toyota | -Redstone Arsenal |
| -Daikin | -Indorama | -Nucor | -3M |
| -Facebook | -IP | -Polaris | -Toray |
| -GE/Haier | -LG | -Polyplex | -ULA |

This park is served by four lane Alabama Highway 20 West, the main east-west corridor through north Alabama, with acceleration and deceleration lanes providing excellent ingress and egress.

Decatur is also served by I-65 and I-565, by CSX and Norfolk Southern, providing north-south and east-west rail service, the Tennessee River, which connects to the Gulf of Mexico, and the Huntsville International Airport, one of the busiest cargo airports in the country. Make Upstate your home, and serve your customers locally, regionally, nationally and globally by air, rail, river or road.



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