



11607 Memorial Parkway  
HUNTSVILLE | ALABAMA





### OFFERING FORMAT

11607 Memorial Parkway is being offered on an “as-is”, “where-is” basis. Investors should thoroughly evaluate the merits of this property and complete necessary due diligence prior to submitting an offer. Limited due diligence materials are available for review upon request from Graham & Company.

Offers will be required to prove source(s) of funds, the degree of discretion held and any approval process necessary to close the transaction. A “Call for Offers” date will be set by the seller.

### OFFERING TIMELINE

<b>10/6-10/17</b>	Property available for tour
<b>10/20-11/3</b>	Call for offer
<b>11/3-11/7</b>	Seller to review offers
<b>11/7-11/14</b>	Best and final
<b>11/17</b>	Seller notifies winning party





## PROPERTY OVERVIEW

**11607 Memorial Parkway**

**Huntsville, AL 35803**

**Building area:** ±40,000 SF

**Lot Size;** 2.76 acres

**Current use:** Warehouse

**Services:** All (electric, gas and water)

**Building type:** Retail/warehouse

**Parking:** Ample, excess one acre in the back

**Zoning:** Light Industry

**Fire Suppression Type:** Sprinkler

New roof in 2022

Excellent signage opportunity

Easy access to Memorial parkway and I-565







# TOP 20 EMPLOYERS IN HUNTSVILLE

Employer	Business Type	# of Employees
U.S. Army/Redstone Arsenal	Government	38,000
Huntsville Hospital	Health Care	9,352
NASA/Marshall Space Flight Center	Government	6,000
Huntsville City Schools	Education	3,000
The Boeing Company	Research & Development	2,900
SAIC	Research & Development	2,746
Dynetics Inc.	Research & Development	2,551
Madison County Schools	Education	2,389
City of Huntsville	Government	2,206
ADTRAN Inc. Telecommunications	Mfg	1,925
University of Alabama in Huntsville	Education	1,660
Technicolor Compact Disc	Mfg	1,450
Toyota Motor Manufacturing Alabama Inc.	Automotive Engine Mfg	1,350
Hexagon US Federal Software	Development	1,325
Madison County Commission	Government	1,242
Alabama A&M University	Education	1,207
Northrop Grumman Corporation	Research & Development	1,100
Madison City Schools	Education	976
KBR	Research & Development	975
Crestwood Medical Center	Health Care	920

# HUNTSVILLE ACCOLADES

- *Huntsville ranks #1 on U.S. News & World Report's 2022-2023 Best Places to Live US News & World Report, May2022*
- *Huntsville Named a Top City for STEM Opportunities, Business Facilites, May 2022*
- *Huntsville 3rd Affordable Place to Live in the U.S. in 2022-2023, U.S News & World Report, May 2022*
- *Huntsville #5 on CompTIA Tech Town Index Comptia, March 2022*
- *Wallethub: Huntsville No. 6 job market in U.S., WalletHub, January 2022*
- *Huntsville named one of the country's Top 10 Zoom Towns, Realpage, November, 2021*
- *Huntsville #3 for life quality, #4 for tech job density, Commercial Cafe, November 2021*
- *Huntsville named one of the country's Top 10 Emerging Housing Markets, Wallstreet Journal, October 2021*
- *Madison, Ala. No. 12 on Money's Best Places to Live in the U.S., Money, September 2021*

## CONTACT

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