

Office/Warehouse Downtown Guntersville

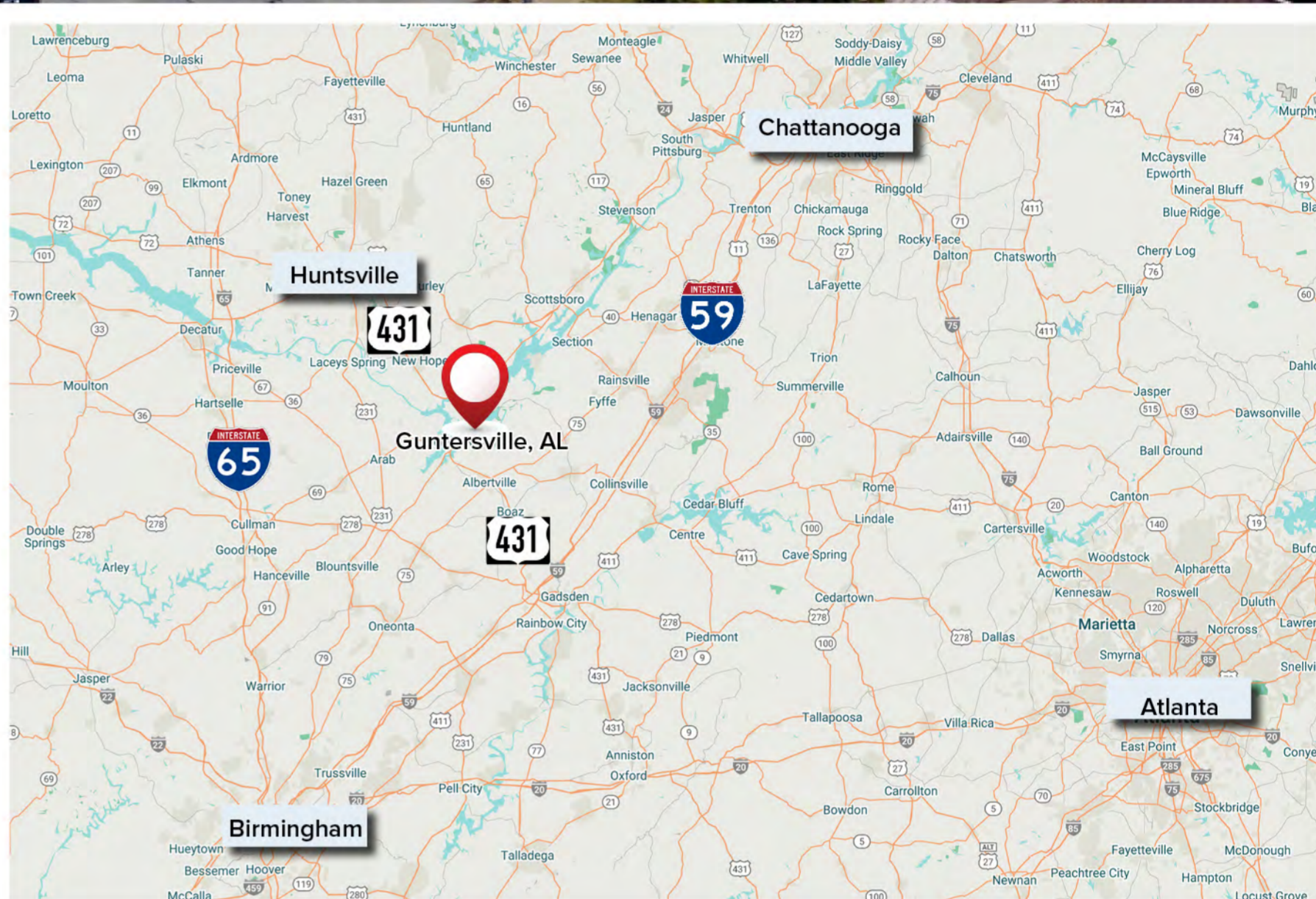
FOR SALE/LEASE

2415 Lusk Street, Guntersville, AL 35976



RARE WAREHOUSE SPACE IN DOWNTOWN GUNTERSVILLE

- **40,000 SF Warehouse.**
- **2,500 SF Office space.**
- Located in Downtown Guntersville, AL.
- Newly renovated.
- New roof.
- Located one block off of Guntersville Lake.
- **±10,350 VPD** on Lusk Street and **±35,000 VPD** on US 431.
- Strategically located near **Huntsville** and **Birmingham, AL** and **Chattanooga, TN**.
- Sale price: **\$2,149,000.**
- Lease: **\$8/ft** for warehouse; **\$12/ft** for office, plus NNN.



2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	2,727	6,766	15,556
Average HH Income	\$44,280	\$58,291	\$63,627



FOR MORE INFORMATION CONTACT:

BEN F. KUSHNER CO.
REAL ESTATE SERVICES



Calvin Stephenson
Direct: 404.597.6056
Email: cstephenson@bfkco.com