

FOR LEASE

NEW FLEX INDUSTRIAL LEEMAN FERRY BUSINESS CENTER

3216 Leeman Ferry Road
Huntsville, AL 35801

PARK SIZE: 30,800 SF
INDIVIDUAL BLDG SIZE: 15,400 SF

PROPOSED DIVISIONS:
2,100 SF
2,800 SF
4,200 SF

MONTHLY RENT: 2,100 SF - \$2,950 NNN
2,800 SF - \$3,900 NNN
4,200 SF - \$5,850 NNN
NNN EXPENSES ESTIMATED AT \$1.95 PSF

PROPERTY DESCRIPTION

Located in central Huntsville just off Memorial Parkway, Leeman Ferry Business Center offers over 30,000 SF of new industrial flex development. Flexible floor plans allow for a reduced square footage footprint, giving smaller warehouse users an opportunity to have a presence within an established commercial area within the Huntsville MSA. Leeman Ferry Business Center provides much needed square footage for users needing a maximum of 15,000 SF, and particularly fills the needs for warehouse/flex space in the 2,000 - 4,000 SF range. Its central Huntsville location is convenient to all major traffic thoroughfares, particularly Memorial Parkway and I-565.



HIGHLIGHTS

- New industrial flex development
- Flexible floor plans offering 2,100 sf up to 15,400 sf
- Heated warehouse areas
- An office and restroom included with each unit
- Negotiable lease terms
- Custom TI packages available
- 18' to 20' ceiling heights
- 14' drive-in doors
- Within walking distance of Stadium Commons
- Central HSV location situated between Drake Ave & Airport Rd, behind The Matrix Gym





FLOOR PLAN

