

# 10 Acre Flex Space Chase Industrial Park

3415 Stanwood Blvd NE | Huntsville, AL 35811

~46,750 Sq Ft  
For Sale - \$4,800,000

## Property Highlights

- Total Space: ~46,750 Sq. Ft.
- Office/Lab: ~15,500 Sq. Ft.
- Warehouse/Manufacturing: ~30,000 Sq. Ft. (including ~4,500 Sq. Ft. of office/showroom)
- Shed: ~1,250 Sq. Ft. (50' x 25')
- Ceiling Height: 12' to 20'
- Eight HVAC Units for full building climate control
- Energy Efficient LED Lighting throughout
- Roll-Up Doors: 2 (12'W x 12'H) for drive-in access
- 3 Phase, 480 Volt Power ready
- Security: Cameras in place (interior & exterior)
- Flood Risk: Moderate to Low.
- Immediate access to US Highway 72, 2 miles from I-565, and close to major transportation corridors.
- Only 6 miles to Huntsville International Airport and the International Intermodal Center.
- Centrally located between Nashville, TN, and Birmingham, AL.
- Expansion Potential: Additional 5 acres adjacent to the property are available for expansion.
- Ownership/Lease Strategy: The property offers dual opportunities for buyers and/or users.
- User: lease rate of ~\$9.00 per rentable square foot
- Owner/User: Ready for immediate use with minimal improvement costs.



**NAI Chase Commercial**

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### Site Plan



**Expansion Potential**  
Additional 5 ACRES adjacent to the property are available for expansion.



Office / Lab  
~15,500 sf

Shed  
~1,250 sf

Warehouse /  
Manufacturing  
~30,000 sf  
*Including ~4,500 office  
/showroom*

Stanwood Blvd



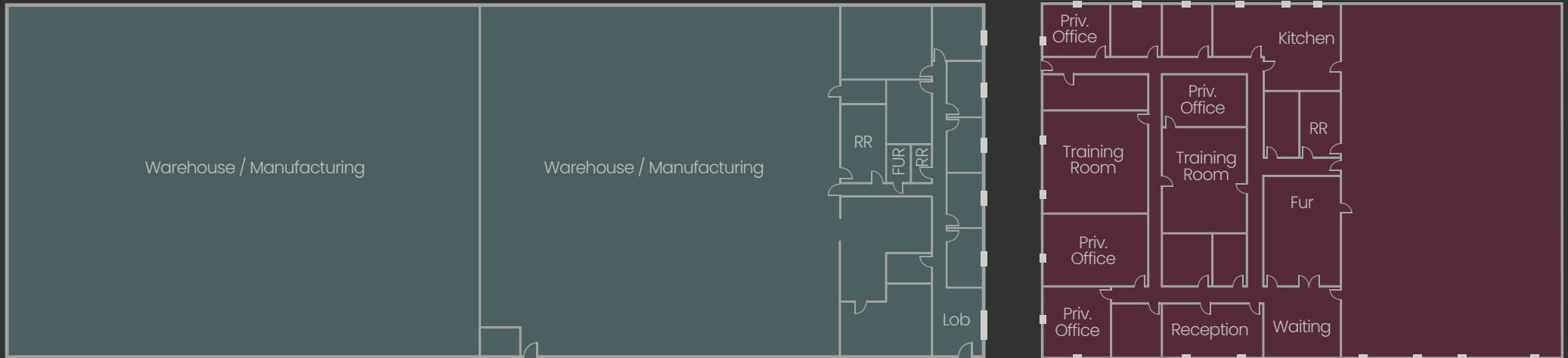
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### Floor Plan



Entire Space Available:  
**46,750+/- Sq Ft**  
Includes a 50' x 25' Shed

Warehouse / Manufacturing  
~30,000 Sq Ft

Office / Lab  
~15,500 Sq Ft

### Photos



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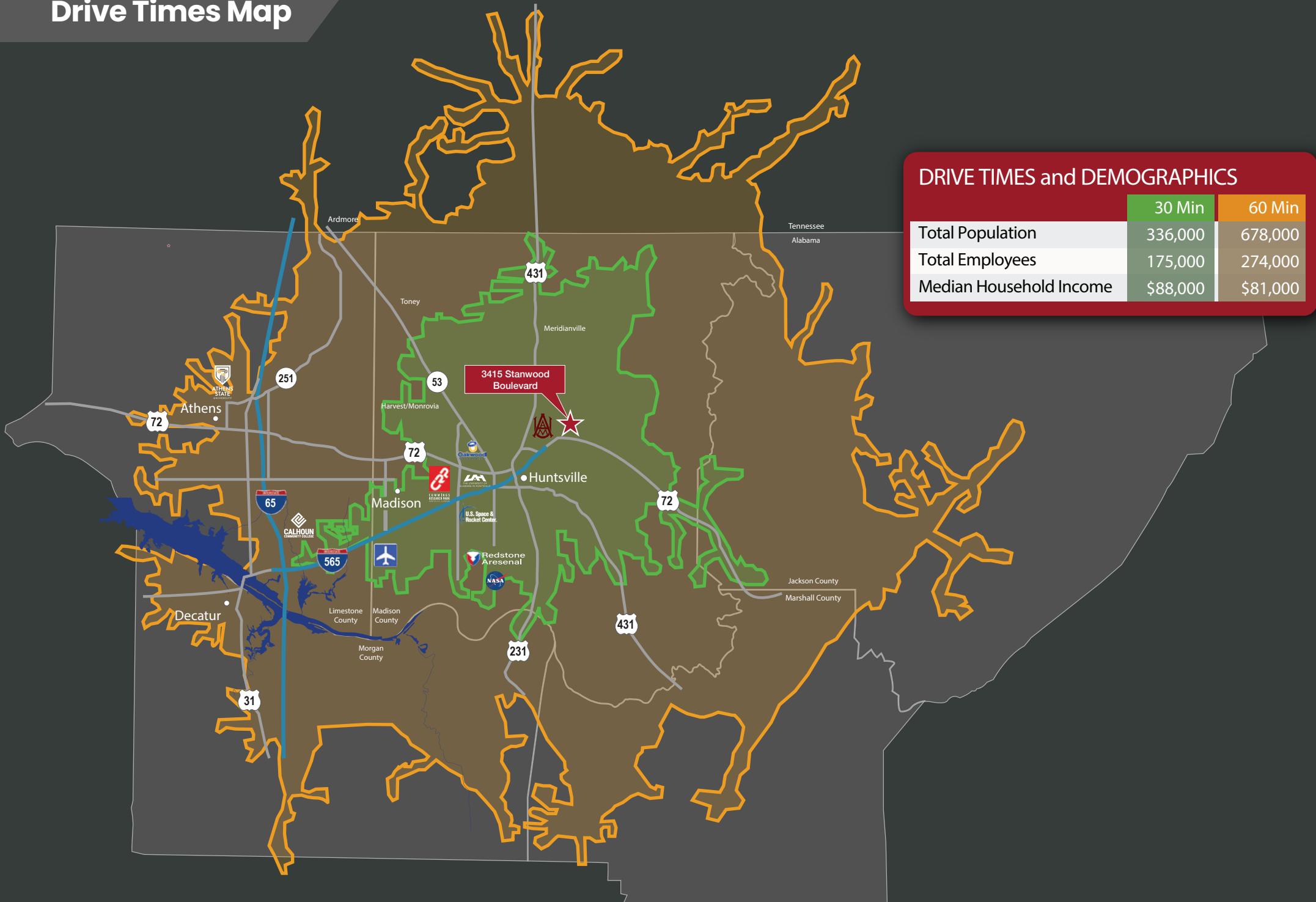
## Location Map / Demographics



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## Drive Times Map





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## Area Amenities





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## Area Employers / Points of Interest





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## About the Area

DEFENSE Impact



108,000  
DIRECT/INDIRECT JOBS



\$30 BILLION  
FEDERAL IMPACT



1 in 5 Jobs  
DEFENSE RELATED



70  
DIFFERENT  
Federal Organizations

From defense to engineering, biotech, health care, advanced technology and automobile manufacturing, Huntsville's fast-growing region has written an astonishing success story of investment, expansion and job creation.



#3

"Best Place  
to Live in  
the U.S."



Future of Tech

"...is in These Three  
Cities, Including  
Huntsville"



Best Place

"...to Live for America's  
New Tech Hubs"



#1

"Best City for  
STEM Workers  
in America"



#11

"Job market  
in the nation"

Military, telecommunications, biotechnology, space, diversified manufacturing and many emerging specialties provide challenging work in delightful surroundings. The area enjoys a favorable cost of living and quality of life. Mountains, lakes, woodlands and the Tennessee River accommodate numerous recreational activities. A temperate climate enhances the season for outdoor sports, including world-class golf, hiking, biking, and fishing. Major concerts, Broadway and symphony performances, extensive permanent art collections and traveling exhibitions contribute to a wonderful way of life. Huntsville is proven to be one of the strongest markets in the Southeast, with unprecedented stability and the lowest vacancy rate in the region during economic downturns, outperforming competing markets due to its diversified economy. The unique resilience of the market is driven by dynamic demand from the Redstone

Arsenal, NASA's Marshall Space Flight Center, and from like minded tenants looking to co-locate in the Cummings Research Park. In addition, the private sector market is thriving and stands on its own as well with a burgeoning tech and auto industry influence, among others.

- Aerospace companies employ nearly 38,000 people in Huntsville, Madison County and Alabama.
- Huntsville is the location of choice for the best and brightest engineers and scientists.
- Highest concentration of engineers and tech workers in the country.
- Huntsville offers these workers a high quality of life with a low cost of living, a dynamic education system, and a proactive business community offering the infrastructure necessary for business growth.



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