

INVESTMENT OPPORTUNITY

FULLY LEASED INDUSTRIAL FACILITY

GrahamCompany.com



FOR SALE | 11607 Memorial Parkway Southwest, Huntsville, AL 35803



PROPERTY DESCRIPTION

This investment opportunity offers a fully leased building by a national tenant. A five (5) year NNN lease is in place, with a five (5) year renewal option. The property is situated in South Huntsville along one of Huntsville's major traffic thoroughfares, and is surrounded by commercial and retail use.

PROPERTY HIGHLIGHTS

- Industrial Flex Investment Opportunity
- Excess land area
- Light Industry Zoning
- Sprinkler system in place
- New roof installed 2022
- Highly visible location
- Traffic Count: 35,000 VPD
- Immediate access to Memorial Parkway
- National tenant

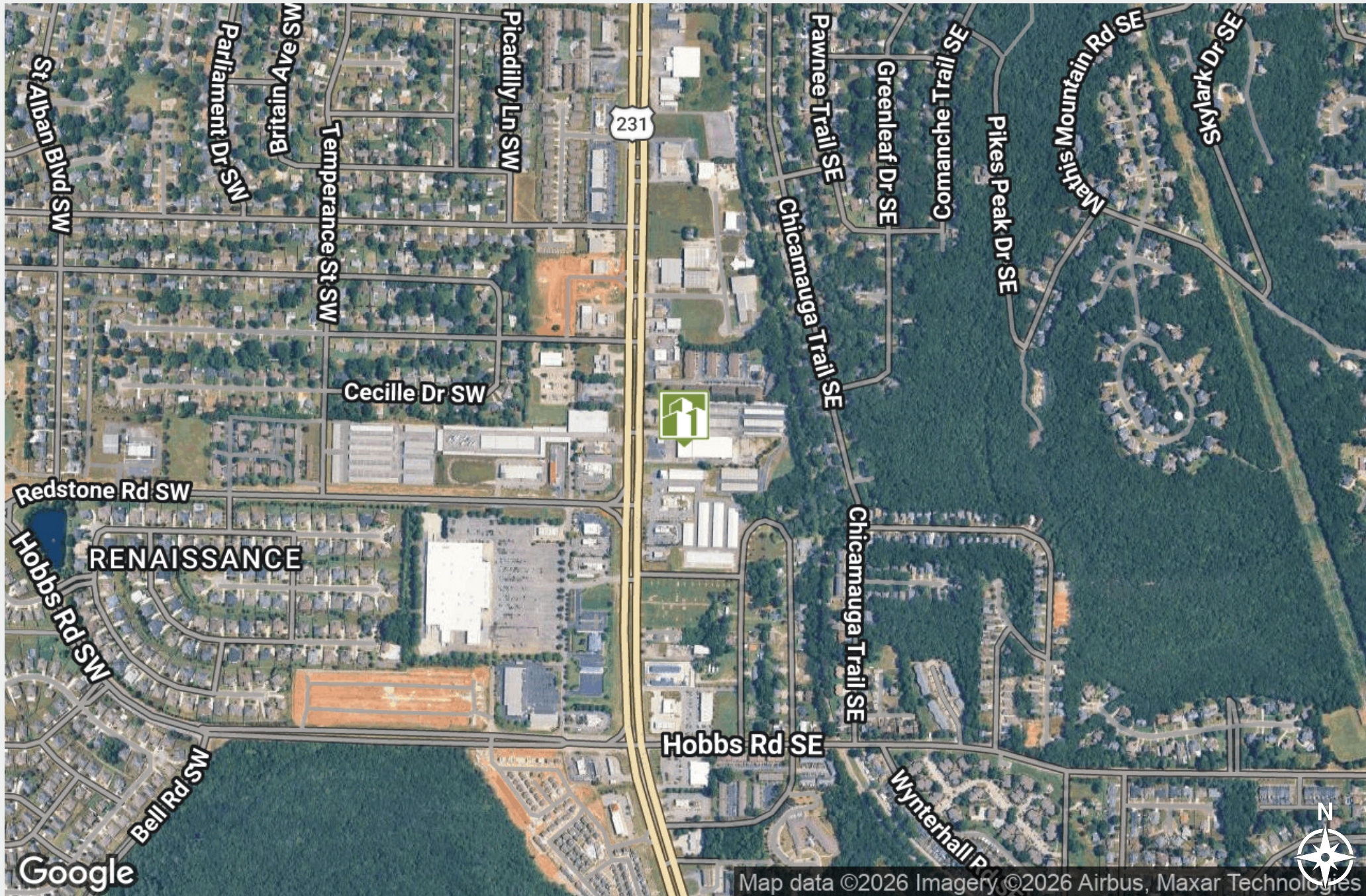
OFFERING SUMMARY

BUILDING SIZE:	40,000 SF
LOT SIZE:	2.76 Acres
LEASE TERM:	Five year lease
LEASE STRUCTURE:	NNN
YEARLY RENT INCREASE:	3%
RENEWAL OPTIONS:	One (5 year) renewal option
LEASE /RENT COMMENCEMENT:	04/01/2026
YEAR ONE NOI:	\$220,000 NNN

11607 MEMORIAL PARKWAY SW | INVESTMENT OPPORTUNITY



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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, May 2022*
- *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*