

New Lease in Place For Sale or For Lease

15091 AL Hwy 20, Madison, AL 35756

~32,190 Sq Ft
Industrial Space

Property Highlights

- ~32,190 SF of Warehouse/Manufacturing space
- (3) High dock doors and (2) 20 Ft. wide x 15 Ft. High drive in doors
- LED Lighting
- 135ft wide clear span
- 24ft high warehouse
- Wet system sprinkler
- 3-Phase, 480V, 2000 AMP Service
- Entire facility Air Conditioned
- Land available for the possibility of expansion and future development
- Call for Pricing
- FOR SALE: Landlord will consider offers
- Approximately 1 acre concrete yard space
- Extremely high visibility from I-565
- Tenant AA Rated Credit



NAI Chase Commercial

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Building Advantages



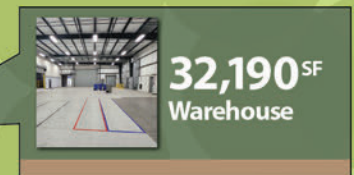
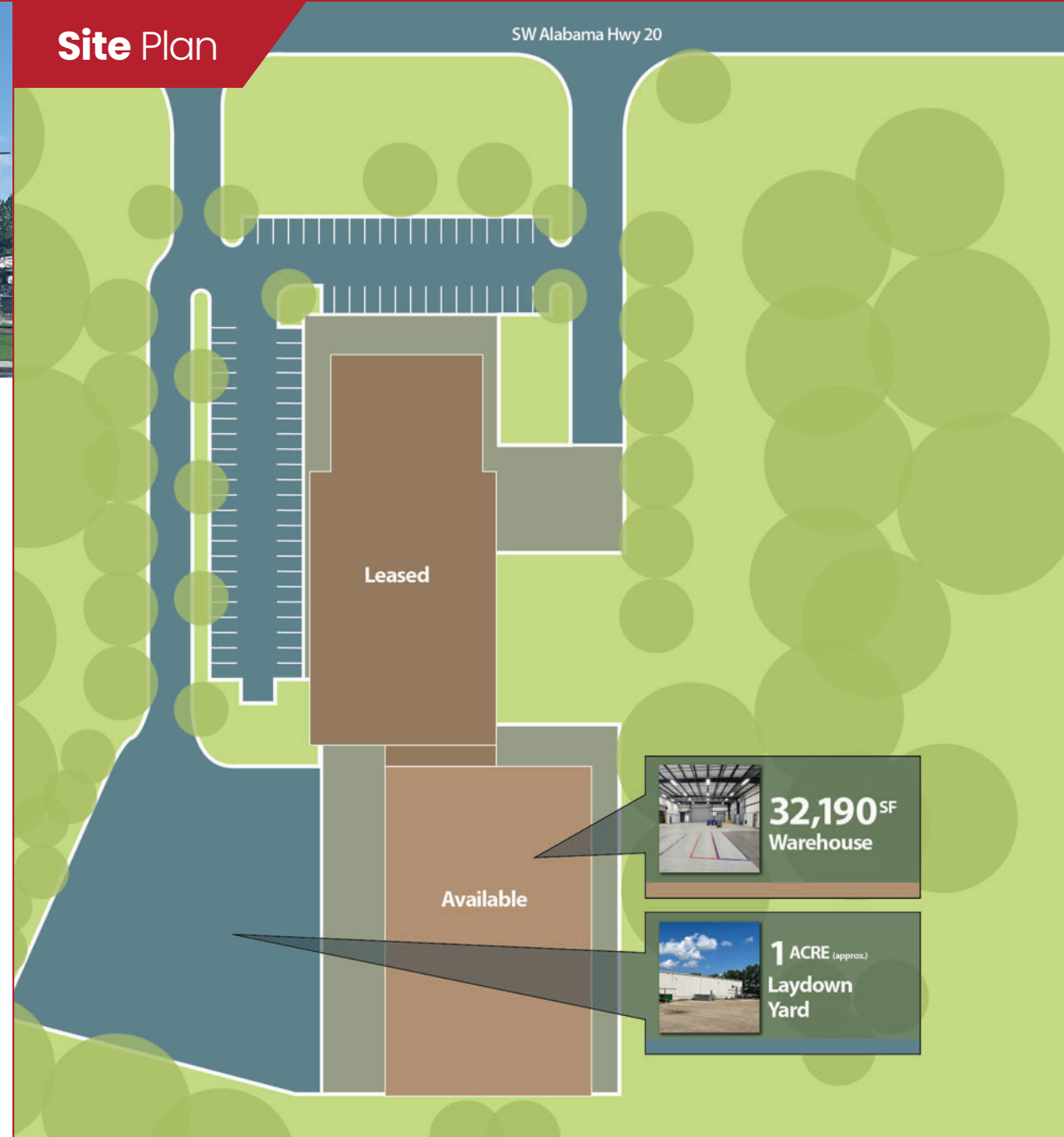
Welcome to this Class A Industrial property located at 15091 SW Alabama 20. Situated in an extremely high visibility location alongside the interstate. This property offers a wealth of opportunities for businesses seeking technical manufacturing and industrial space to establish their operations.

Whether you're looking to establish a new industrial base or expand your existing operations, this property presents a valuable opportunity. Its 135 ft clear span layout, clean ventilation systems, and secure spaces make it a compelling choice for businesses aiming to conduct technical manufacturing and have a great location.



For more information and to see other available properties, check out this listing at chasecommercial.com or scan this QR code on your mobile device.

Site Plan



32,190^{SF}
Warehouse



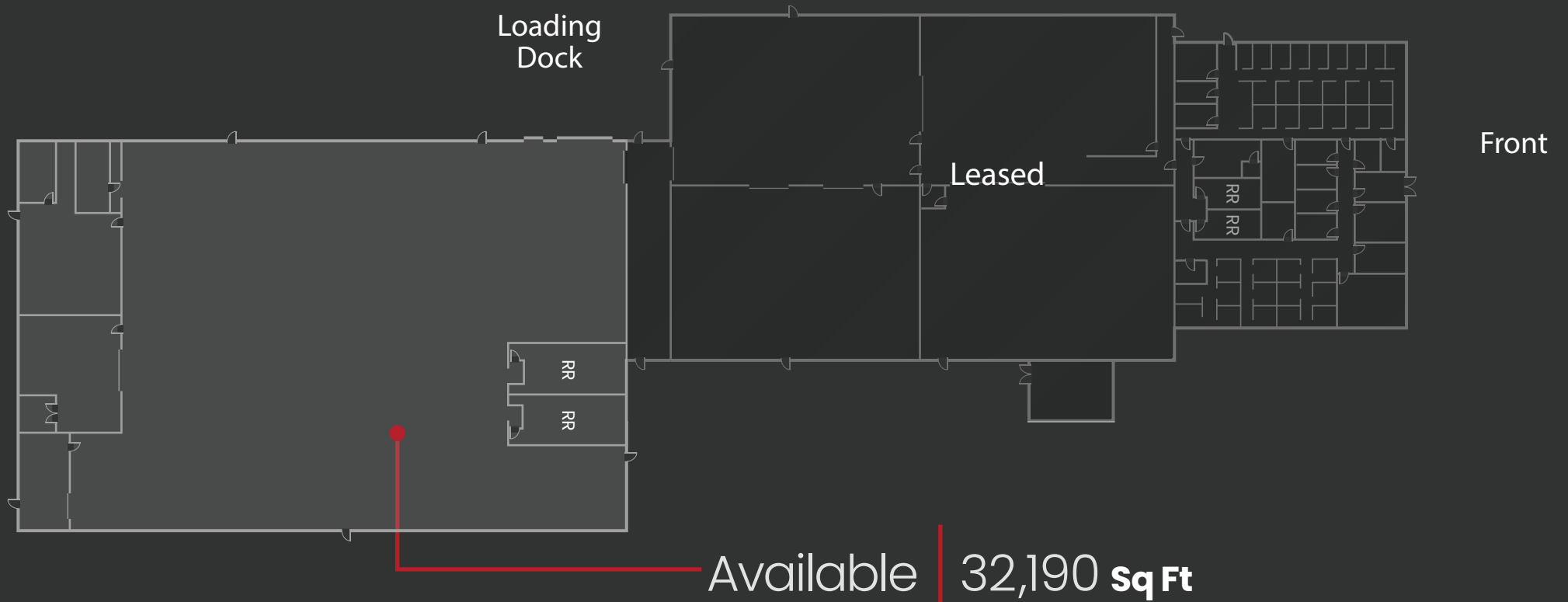
1 ACRE (approx.)
Laydown
Yard

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Floor Plan



Photos



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Aerial



M/T
MAZDA TOYOTA
MANUFACTURING

MADISON

FedEx
Ship Center

HUNTSVILLE

84 LUMBER

amazon fulfillment

amazon fulfillment

**BUFFALO
ROCK**

POLARIS

TARGET
DISTRIBUTION CENTER

Peterbilt
AVERITT

15091
AL HWY 20

**HUNTSVILLE
INTERNATIONAL
AIRPORT**

SOUTHPOINT
INDUSTRIAL PARK

CINTAS
Dura Coat

SCHWAN'S
VELOCITY
VEHICLE GROUP

INTERSTATE
65

INTERSTATE
565

← DECATUR

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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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