

# Industrial/Warehouse

4000 Memorial Parkway SW, Huntsville, AL 35802

For Lease **54,000 Sq Ft**  
Industrial/Warehouse - For Lease

## Property Highlights

- Total Available: 54,000 SF Warehouse space  
Divisible to 3,000 SF
- Includes a 3,000 SF out building
- High visibility on Memorial Parkway frontage
- Easy access directly off of Memorial Parkway
- Great location next to the intersection of  
Airport Road and Memorial Parkway
- HSV HUBZone
- Zoning: Heavy Industrial
- Secure badge access
- Entire building is sprinkled
- 3-phase power
- Access Features:
  - Dock High Roll-up: 4
  - Grade Level Roll-up: 3
  - Clear Height: 18-26 feet



**NAI Chase Commercial**

Commercial Real Estate Services, Worldwide.

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## Site Plan



**14,400 SF**  
• Clear Height: 26 feet  
• Space for Lease

14,400<sup>SF</sup>

37,350<sup>SF</sup>

3,000<sup>SF</sup>



**37,350 SF**  
• Dock High Roll-up: 4  
• Grade Level - Roll-up: 1  
• Clear Height: 16 - 18 feet  
• Space for Lease

South Memorial Parkway

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## Details & Photos



**54,000<sup>SF</sup>**

## Building Highlights

175,000 SF, Class C Warehouse/Office, located in HSV HUBZone, and on Memorial Parkway South, providing high visibility and easy access.

**Lease Rate:** \$7.50 SF/yr (NNN) \$1.60 psf CAM  
**Year Built:** Low Warehouse built in 1978  
High Warehouse built in 1983  
**Property Type:** Industrial  
**Building Size:** 175,000 SF



for more information on this property, [click here](#)



to view the video for this property, [click here](#)

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## South Huntsville Area Amenities



John Hunt Park

Downtown Huntsville

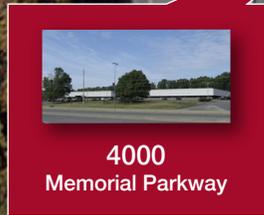


AIRPORT ROAD

MEMORIAL PARKWAY

53

231



4000  
Memorial Parkway

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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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