



MOORESVILLE
INDUSTRIAL PARK

FOR LEASE INDIVIDUAL FLEX WAREHOUSE SPACE

25150 WILL MCCOMB DRIVE, TANNER, ALABAMA 35671



AVAILABLE PROPERTY

- ▶ TOTAL SQUARE FEET: 24,000 SQ. FT.
- ▶ INDIVIDUAL SUITES: 2,400 SQ. FT.
- ▶ AVAILABLE SPACE: 19,200 SQ. FT. (8 SUITES LEFT)
- ▶ LEASE RATE: \$8.75/SQ. FT.
- ▶ LEASE TERM: 5 YEARS MINIMUM
- ▶ CAM, TAXES, & INSURANCE: \$1.00/SQ. FT.

PROPERTY FEATURES

- ROLL UP DOOR FOR REAR ACCESS
- SPACE DELIVERED OPEN BOX WITH ONE BATHROOM
- BRAND NEW CONSTRUCTION

CONTACT:

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HARDIMAN PROPERTIES, INC.

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STRATEGIC LOCATION

- ▶ HUNTSVILLE (IN CITY LIMITS)
 - ▶ BIRMINGHAM - 1.5 HOURS
 - ▶ NASHVILLE - 1.5 HOURS
 - ▶ ATLANTA - 3.5 HOURS
-
- ▶ DIRECT ACCESS TO INTERSTATE 65
 - ▶ CLOSE PROXIMITY TO TENNESSEE RIVER WATERWAY PORTS



The Mooresville Industrial Park is strategically located in Limestone County, Alabama off Interstate 65, just north of Decatur. Limestone County is one of the fastest growing counties in Alabama, which is a right-to-work state. The region and the state offer resources and incentives to create a distinctly pro-business environment. The industrial park's location, available workforce, and local infrastructure offer competitive advantages to businesses in established and emerging industries.

The area draws its skilled labor force from several area community colleges, technical colleges, and universities, including Calhoun Community College and Robotics Technology Park located near to the property. Additionally, high school students have access to technical training programs within the county and surrounding school systems.

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