



Industrial Property

For Lease

\$12.50 SF/yr (MG)

146 Jim Harding Way - Building C

Huntsville, AL 35806

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Offering Summary

Lease Rate:	\$12.50 SF/yr (MG)
Building Size:	17,198 SF
Lot Size:	1.04 Acres
Office Space:	4,051 SF (± 24%)
Warehouse Space:	13,147 SF (± 76%)
Zoning:	County
HVAC:	100% Heated & Cooled
Electrical:	3- Phase Power & LED Lighting

Property Description

New Construction Located within walking distance to downtown Providence, this 17,198 SF property features 4,051 SF of two-story office space and 13,147 SF of warehouse space. This property provides easy access to main traffic arteries such as Hwy 255, US-72 and I-565.

Property Highlights

- 6" Reinforced concrete slab foundation, Triple coated epoxy
- Combination of "Lux" vinyl plank and carpet in office areas
- Metal Walls with Vinyl-clad insulation in walls (R-45)
- Fully Sprinkled
- Metal Roof with 23' eaves & Vinyl-clad insulation
- Two, grade-level O.H. doors with a truck well and 24'x28' covered loading dock area

Alex Samples

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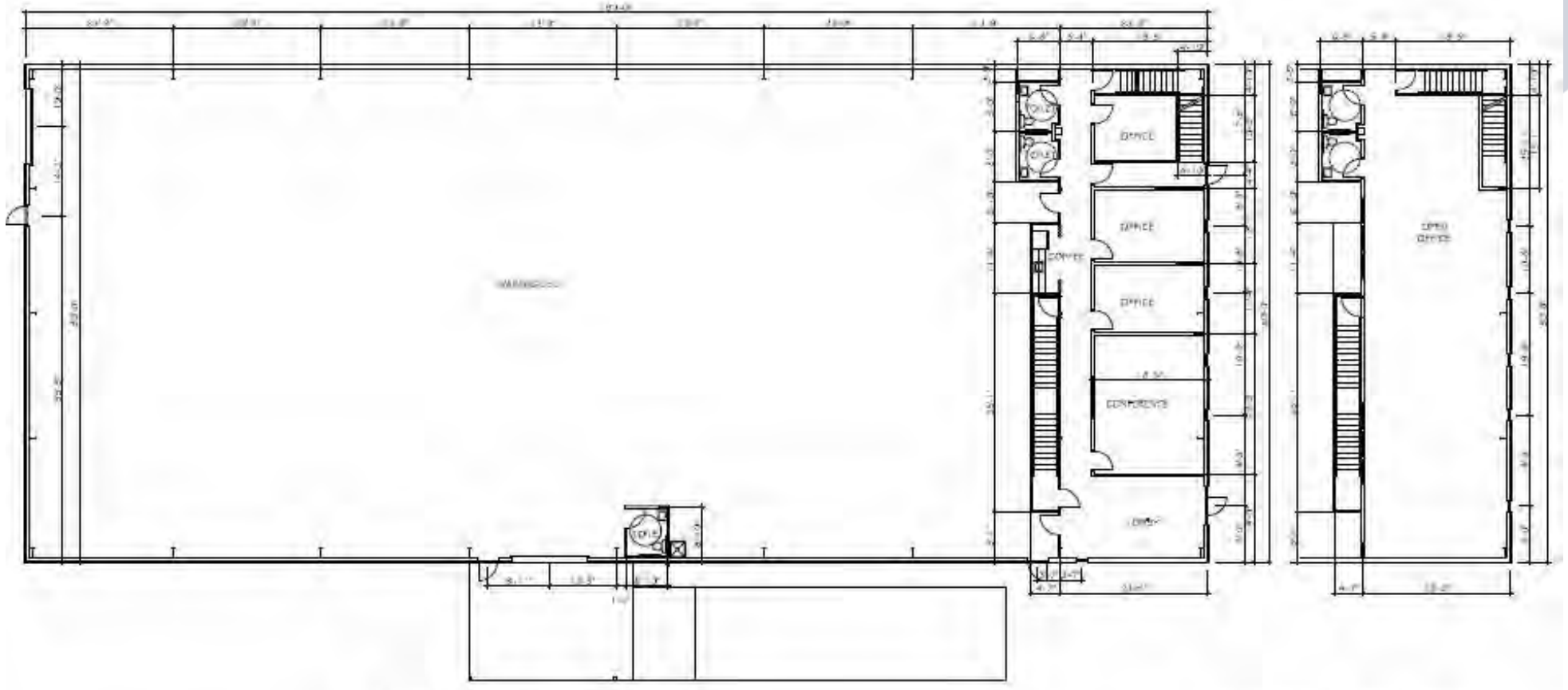


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FIRST FLOOR PLAN

SECOND FLOOR PLAN

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