## FOR SALE OR LEASE

# ± 282,610 SF Warehouse / Manufacturing Facility 1641 Thompson Road |Hartselle, AL 35640

Collins.

## Tripp Alexander, CCIM, SIOR

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# Property Overview

Address:	1641 Thompson Road, Hartselle, AL 35640
Parcel #'s:	15-07-25-0-000-001.000-A/2014
	15-07-25-0-000-002.001-A/2014
Year Built:	1978
Building Size:	±282,610 SF
Office:	±22,500 SF
WHS / MFG:	±260,110 SF
Site Area:	±46.94 Acres
Zoning:	M1, Industrial
Ceiling Height:	21′
Docks:	10 pit levelers / seals
Drive-Ins:	5 grade-level
Highlights:	<ul> <li>Office HVAC and partial production area HVAC</li> </ul>
	Wet fire suppression system
	Heavy power
	• LED lighting
	• Prominent location with excellent visibility
	Conveninet access to I-65
	Rare availability to purchase

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## For Pricing: Contact Brokers



# Location

## **Aerial Parcel Map**





# **30** MINUTES | 35 MILES HUNTSVILLE

MINUTE | 0.3 MILES



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