

1000 JAMES RECORD RD SW HUNTSVILLE, AL 35824

GrahamCompany.com



FOR LEASE | 1000 James Record Rd SW Huntsville, AL 35824



PROPERTY DESCRIPTION

This recently renovated facility offers a premier opportunity for industrial and office tenants seeking space in one of Huntsville’s most active industrial areas, Jetplex Industrial Park. This versatile property offers flexible leasing options with negotiable terms. 1000 James Record Road is equipped to meet a wide range of business needs: Manufacturing, Distribution, Logistics, Warehousing - with the added benefit of office HQ space. The property offers ample power, dock high and ground level loading, with excess land for expansion.

LOCATION DESCRIPTION

1000 James Record Road offers a prime location within Jetplex Industrial Park (JIP): a fast growing, high-tech, advanced manufacturing community ideally suited for companies engaging in logistics, technology, manufacturing and distribution. With a dedicated exit off I-565, the property provides near immediate east/west interstate access, and is within minutes of I-65 (north/south access). Situated within JIP offers the added benefit of being onsite with Huntsville International Airport, The Port of Huntsville, and the International Intermodal Center, offering Foreign Trade Zone 83 benefits.

OFFERING SUMMARY

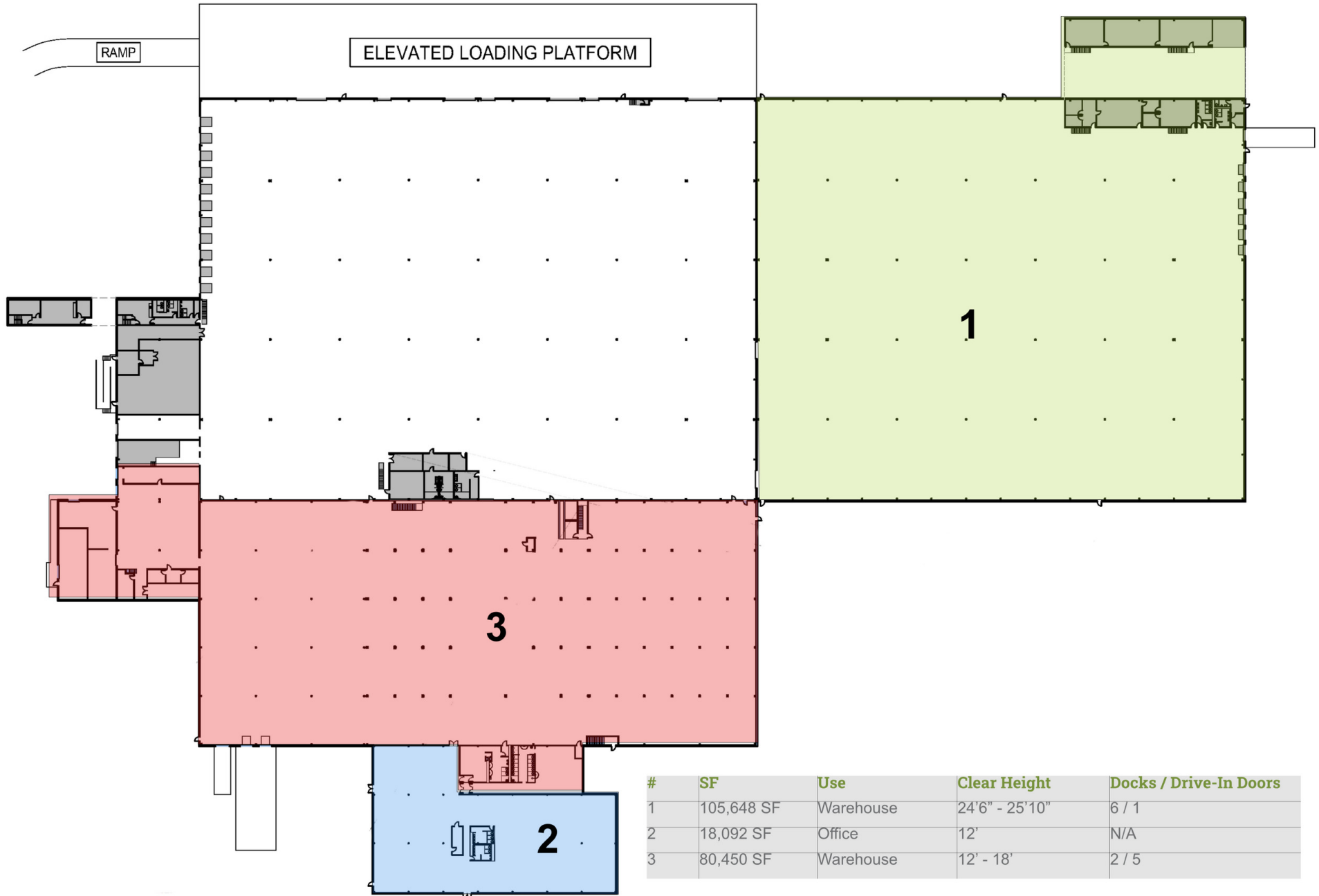
LEASE RATE:	\$6.00 SF/yr (NNN)
NNN EXPENSES:	\$0.68 PSF
TOTAL AVAILABLE SF:	204,190 SF
OFFICE SF:	18,092 SF
LOT SIZE:	40.3 Acres



PROPERTY DETAILS

- Located within Jetplex Industrial Park
- 1 mile from the International Intermodal Center
- 1 mile to Interstate 565
- Renovated in 2024
- Room for expansion
- Clear heights up to 25' 10"
- 6" reinforced concrete floor
- Multiple docks and drive-in doors
- 50' x 57' column spacing
- TPO Roof
- Metal and masonry walls
- Wet fire suppression system
- LED lighting
- Power: 3000 KVA, 480/277 3-phase, 1600 Amp
- 137 surface parking spaces
- Zoning: Airport Industrial District











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