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DEVELOPED BY:



4Q 2024 Delivery

**JETPLEX CORPORATE CENTER
NORTH BUILDING**

FOR SALE OR LEASE

**31,868 - 114,000 SF
Office/Warehouse/Production Space**

PROPERTY HIGHLIGHTS

Location	120 Electronics Boulevard, Huntsville, AL 35824
Space Available	31,868 - 114,000 SF
Land	+/- 6.0 Acres
Office Space	2,640 SF; additional available as build-to-suit
Auto Parking	88 spaces
Construction	Concrete tilt-up
Dock Doors	(12) 9'X10' dock-high doors; equipped with vision panels, bumpers, and 35,000 lb. Rite-Hite mechanical dock levelers
Drive-In Doors	(2) 12'X14' drive-in doors
Sprinklers	ESFR fire sprinklers (Class I-IV commodities)
Electrical	1,600 AMP, 480/277V electrical service
Clear Height	32' clear ceiling height increasing to 36'6"

Additional Details

- Class A Industrial
- Freeze protection heating
- Located in Jetplex Industrial Park
- Adjacent to the International Intermodal Center and Huntsville International Airport
- Adjacent South 348,000 SF building also available
- 7" concrete floor slab with 4" sub-base
- 45 mil TPO roof
- 11 clerestory windows for natural light
- Hooded up-blast fans to provide two (2) air exchanges per hour
- 380' x 300' building dimensions
- 54' x 48' typical column spacing with 60' speed bay
- Additional trailer and auto parking available per proposal



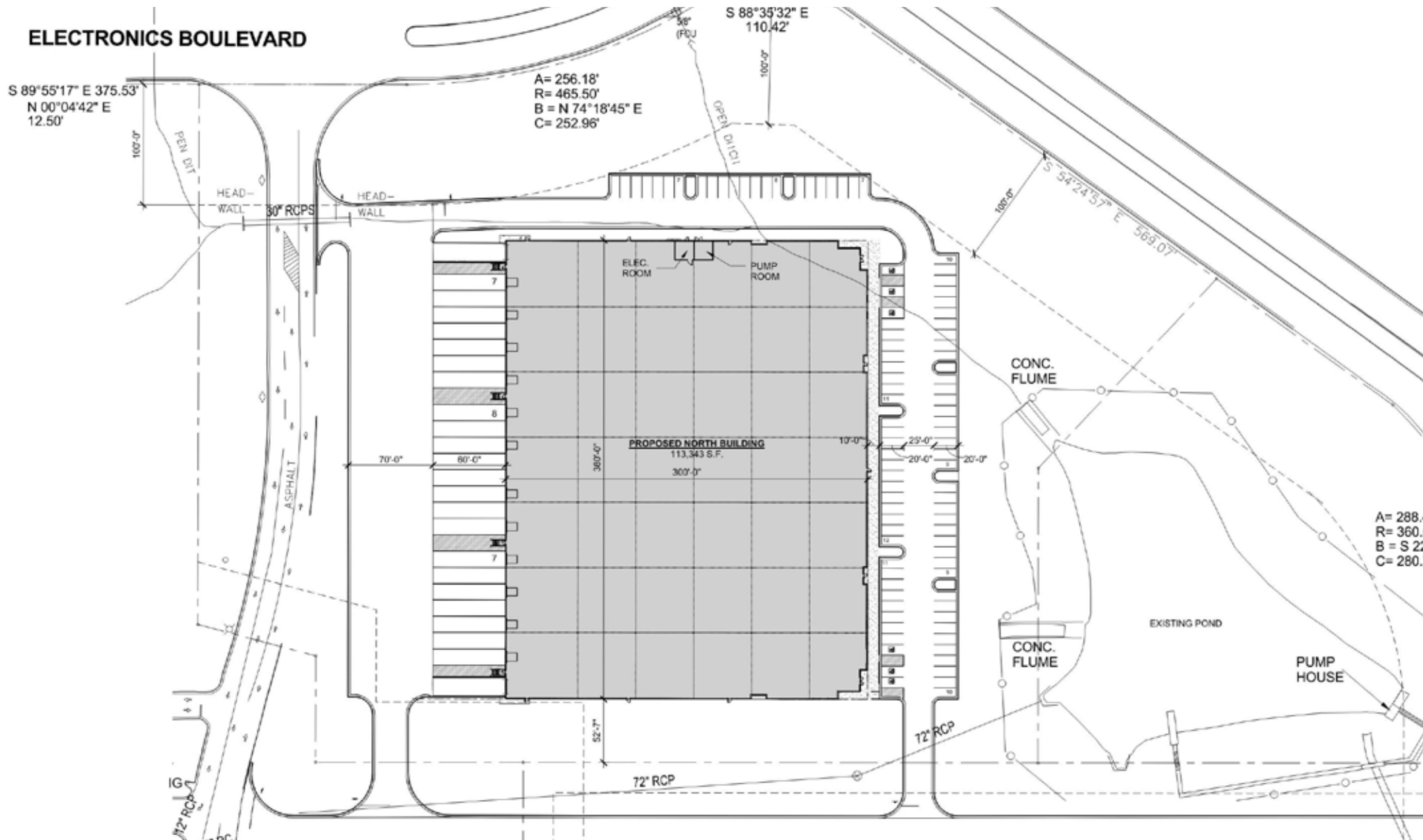
AUTOMOTIVE ASSEMBLY MAP



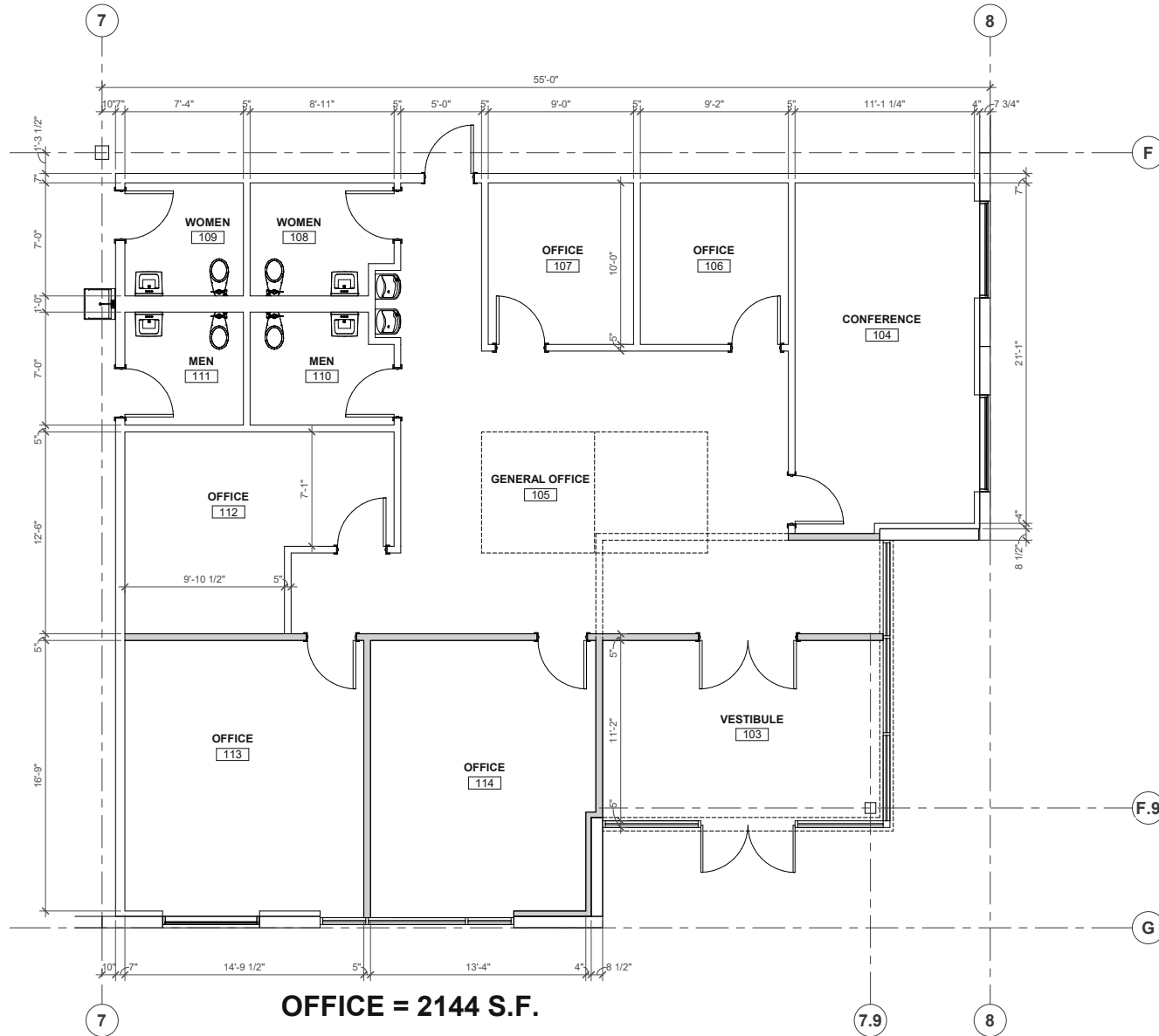
25 & 50 MILE RADIUS MAP



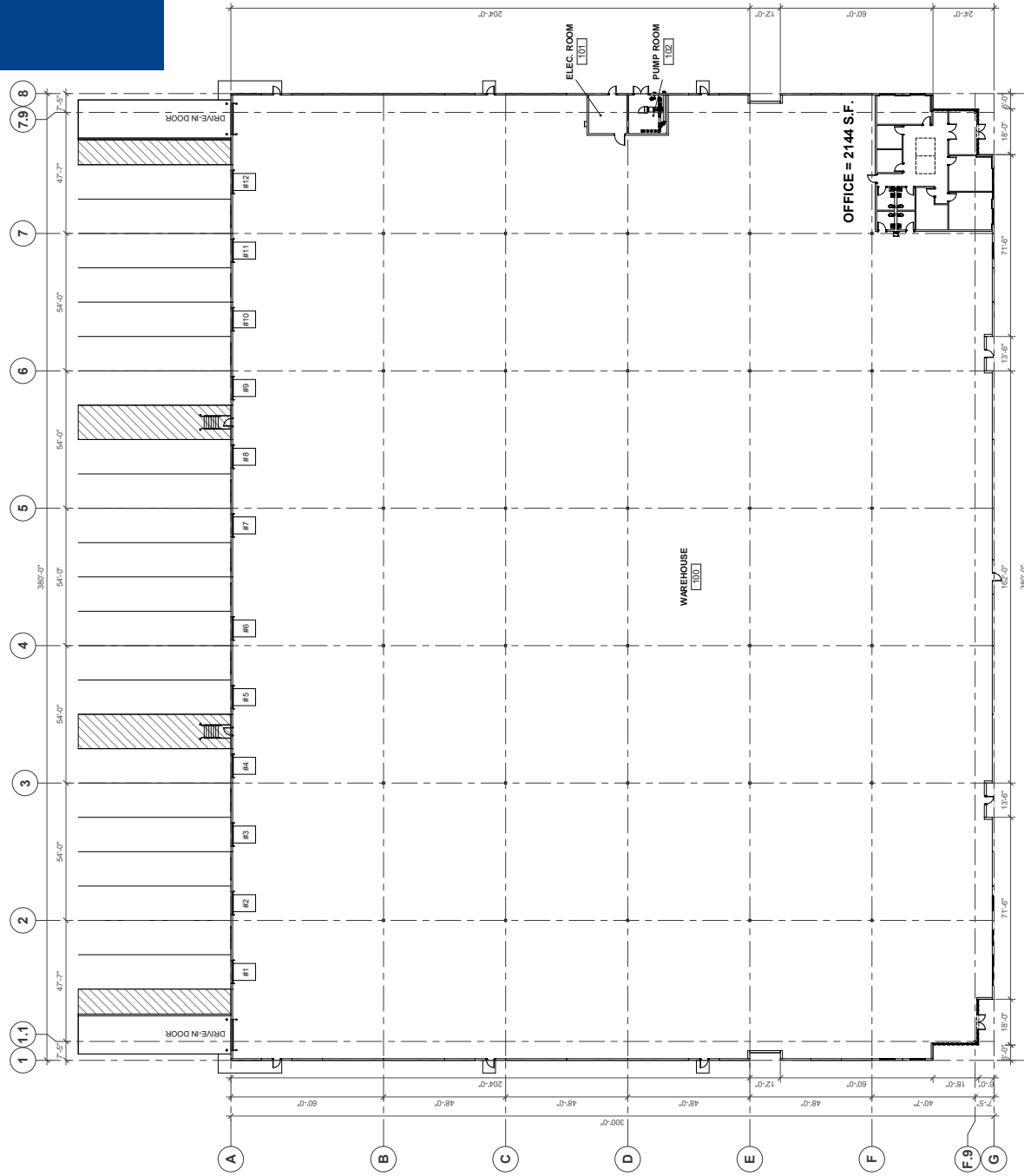
SITE PLAN



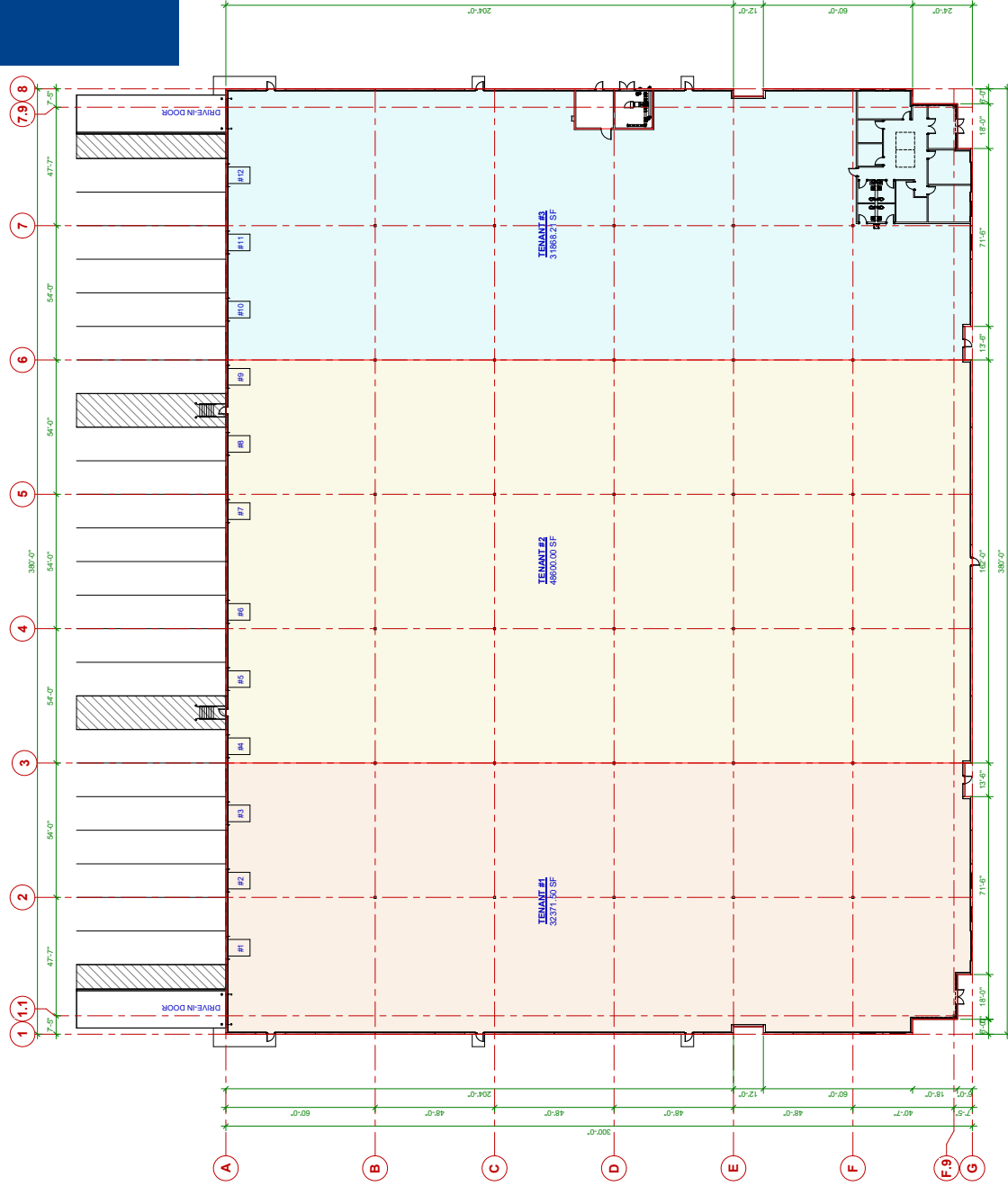
SPEC OFFICE PLAN



FLOOR PLAN WITH SPEC OFFICE



POTENTIAL DEMISING SPLIT



1 AREA PLAN - OPTION 2
L2 1" = 20'-0"

LOCATION MAP

2

miles to
I-565

11

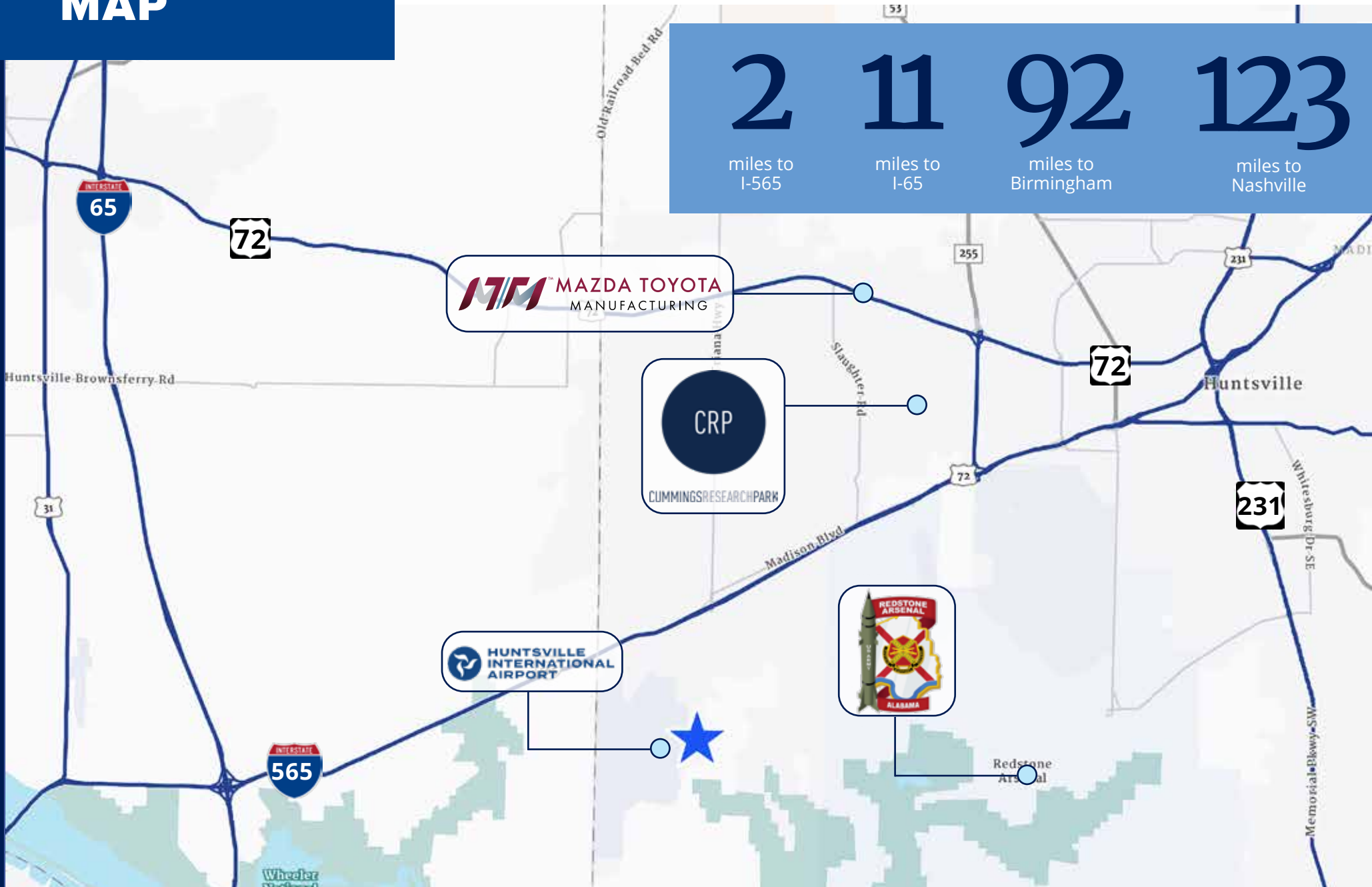
miles to
I-65

92

miles to
Birmingham

123

miles to
Nashville



AREA MAP



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