

FOR LEASE | BUILD-TO-SUIT

6111 County Road 490

Hanceville, AL 35077



**SHANNON
WALTCHACK**

BUILD-TO-SUIT OPPORTUNITIES



OFFERING SUMMARY

Lease Rate: \$7.00-8.25 SF/yr (NNN)

Available SF: **Building 1:** 5,000-15,000 SF
Building 2: 5,000-30,000 SF

PROPERTY HIGHLIGHTS

- Build-to-suit opportunities for lease
- Two existing slabs available, ready for immediate buildout
- Flexible size options, ranging from 5,000 SF up to 30,000 SF
- Located between two regional industry powerhouses in Birmingham and Huntsville MSA (includes Huntsville, Athens, Decatur, and Madison)
- Less than 0.5 miles from I-65 at Exit 299 (Smith Lake Exit)

BLAKE SCHAFFER

559.765.7069

mbs@shanwalt.com

WALLACE SCHMUCK

210.464.7707

ws@shanwalt.com

**WE LOVE
REAL ESTATE**

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

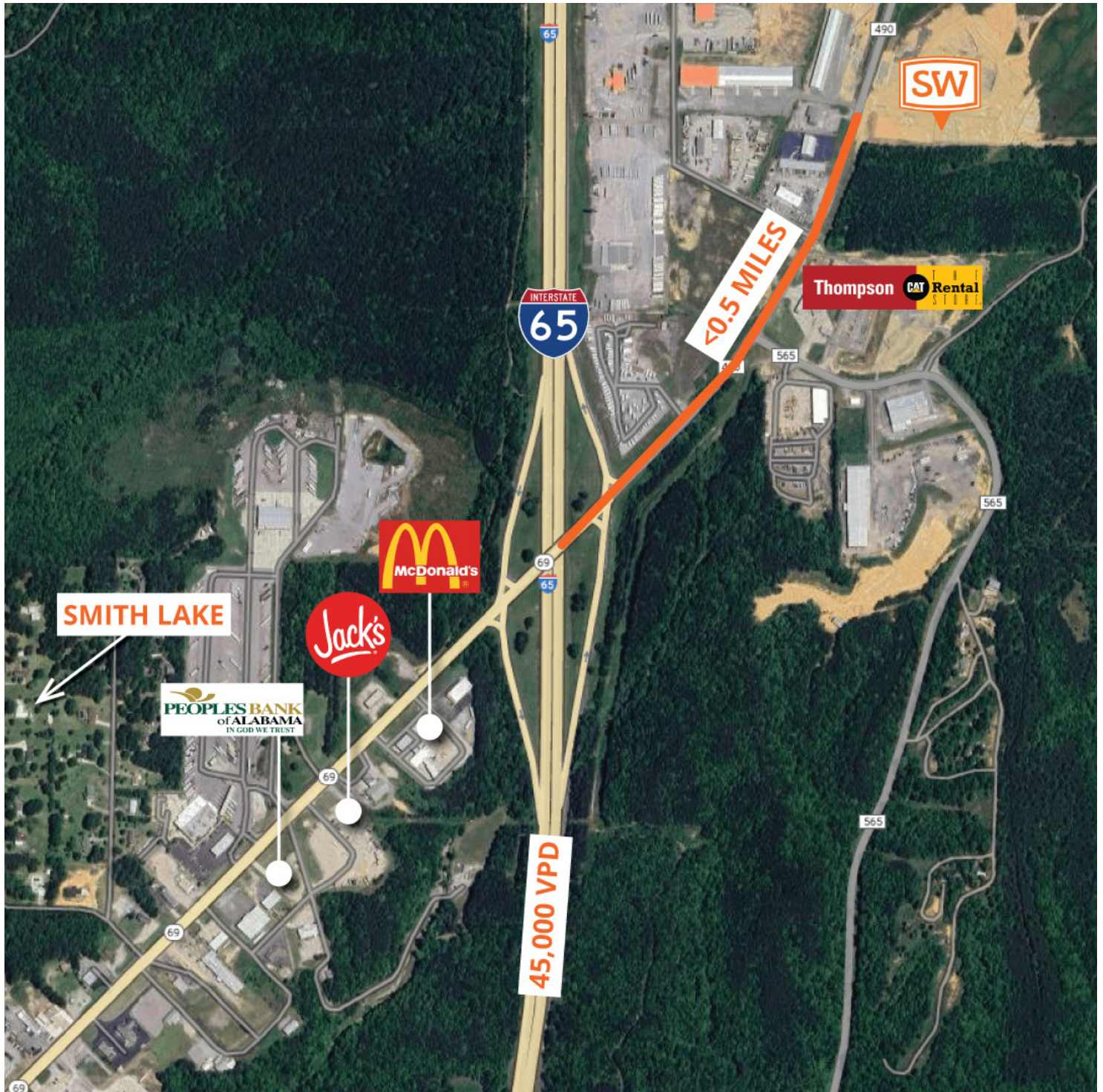
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