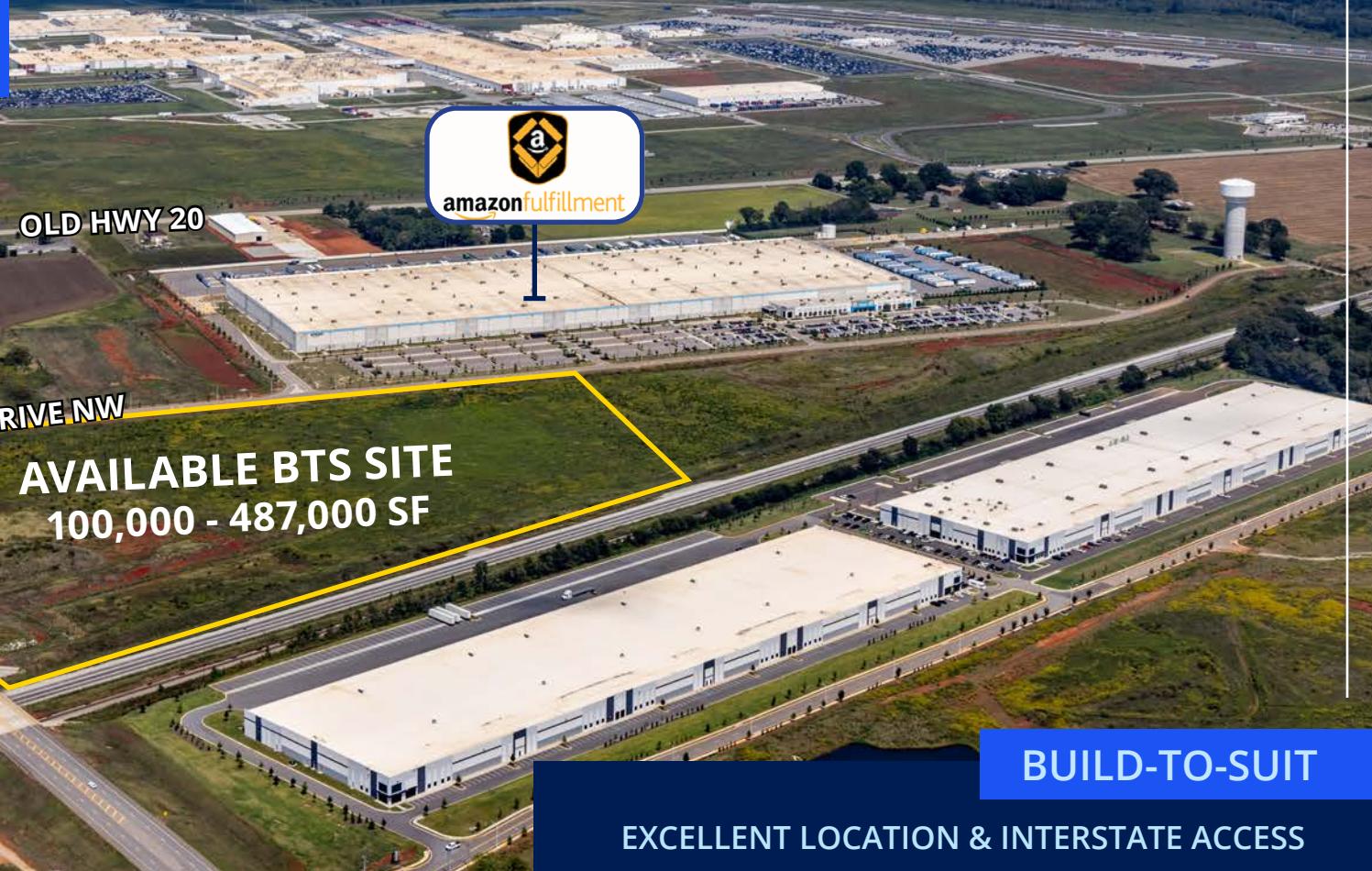


Developed By:



**AVAILABLE BTS SITE  
100,000 - 487,000 SF**

**BUILD-TO-SUIT**

**EXCELLENT LOCATION & INTERSTATE ACCESS**

Greenbrier Commerce Center

Greenbrier Parkway, Huntsville, AL

**100,000 - 487,000 SF Available**

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Accelerating success.



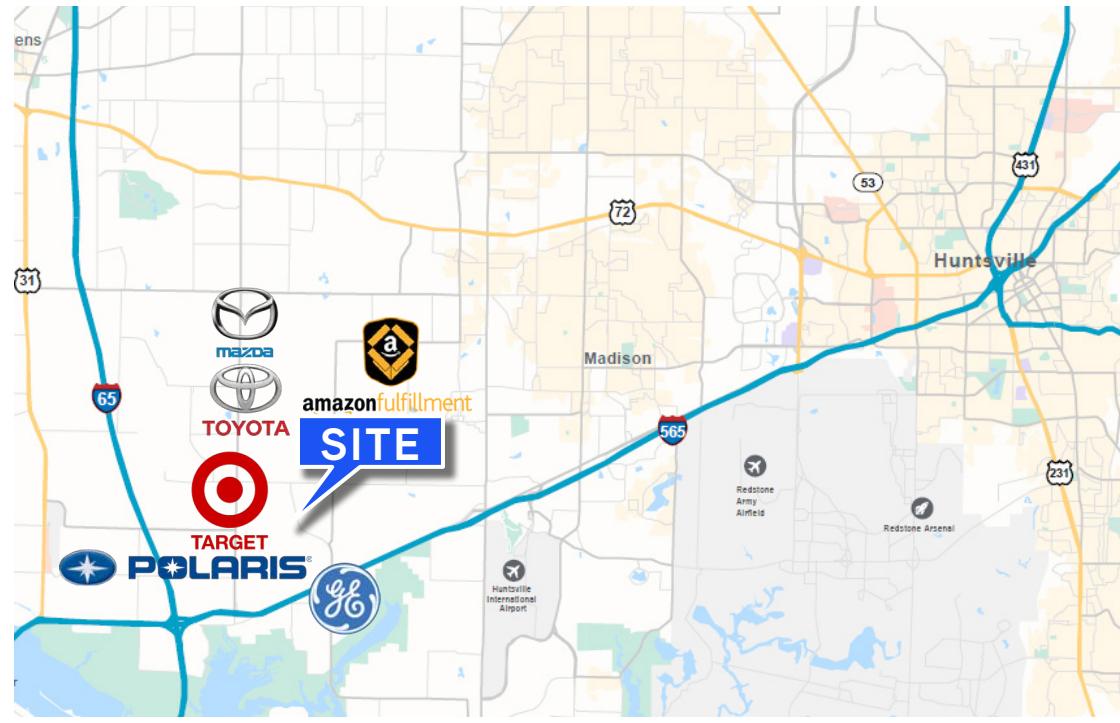
# Development Overview

Greenbrier Commerce Center is strategically located near I-65 and I-565 with superb access to Huntsville's main economic drivers.

Colliers has been retained on an exclusive basis to market Greenbrier Commerce Center (The "Property"), an industrial real estate development being developed on a 40 acre site at Greenbrier Parkway in Huntsville, Alabama. The Property, within the Huntsville MSA, is strategically located near I-65, with superb access to the Port of Huntsville. The Port of Huntsville contains major transportation arteries including the Huntsville International Airport, International Intermodal Center, and Jetplex Industrial Park. The site's strategic location provides nearly direct access to Mazda-Toyota Manufacturing, Polaris, Target, and Amazon, among others.

## Building Facts

Address	Greenbrier Parkway, Huntsville, AL 35756
Building Size	100,000 - 487,000 SF (single or multi tenant)
Site Area	39.87 Acres
Clear Height	32' - 40'
Building Type	Single Load or Cross-Dock capable
Trailer Parking	Over 100 positions (Cross-Dock)
Building Depth	Up to 490' (Cross-Dock)
Delivery Date	16-18 months from initiation



## Development Highlights

- Fully entitled property in development phase allowing for tenant preferences
- Direct access to Greenbrier Parkway via three-lane newly constructed Coretta Drive
- Adjacent rail

87

miles to  
Birmingham

112

miles to  
Nashville

233

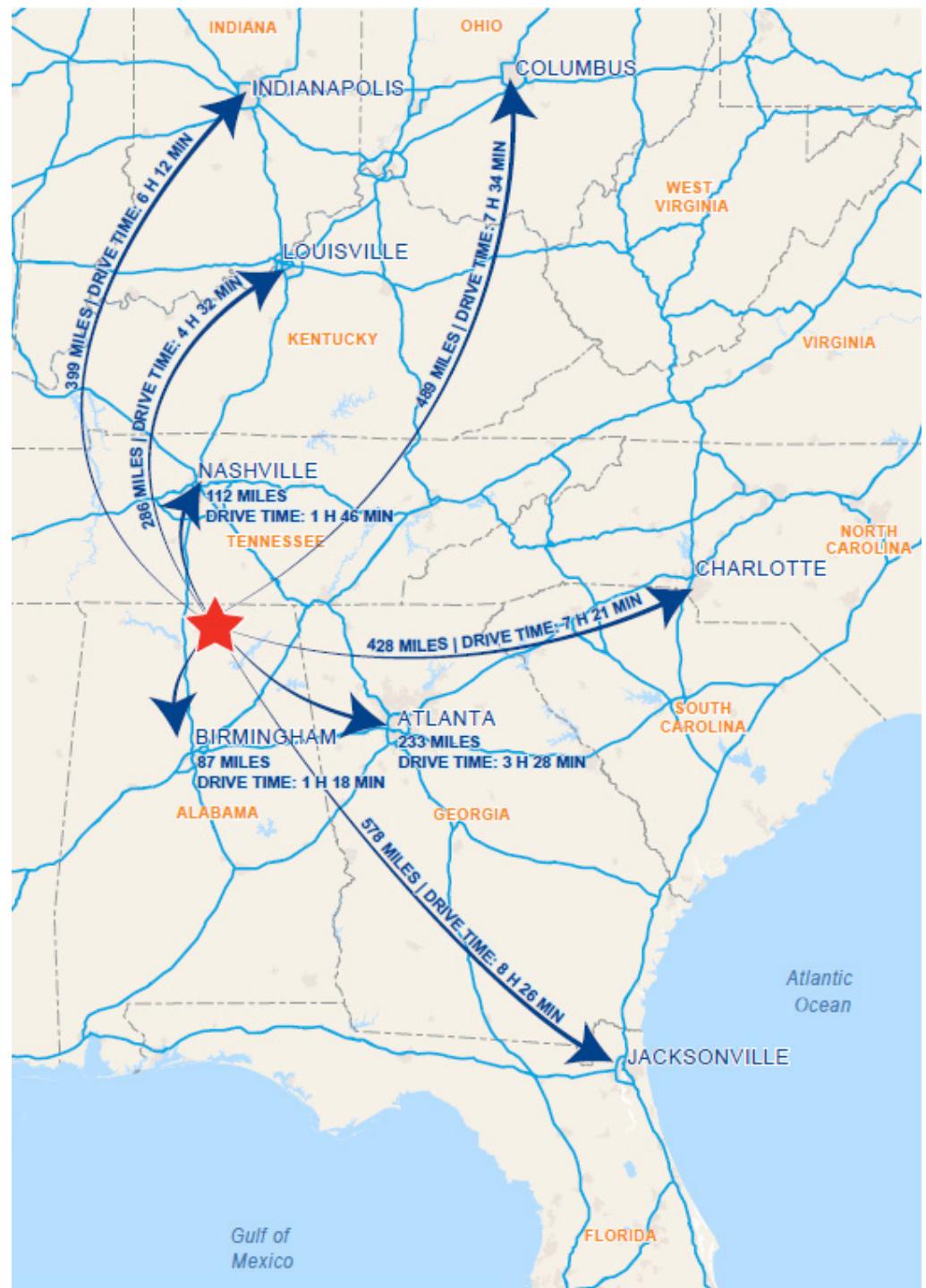
miles to  
Atlanta

# Greenbrier Commerce Center

## Location

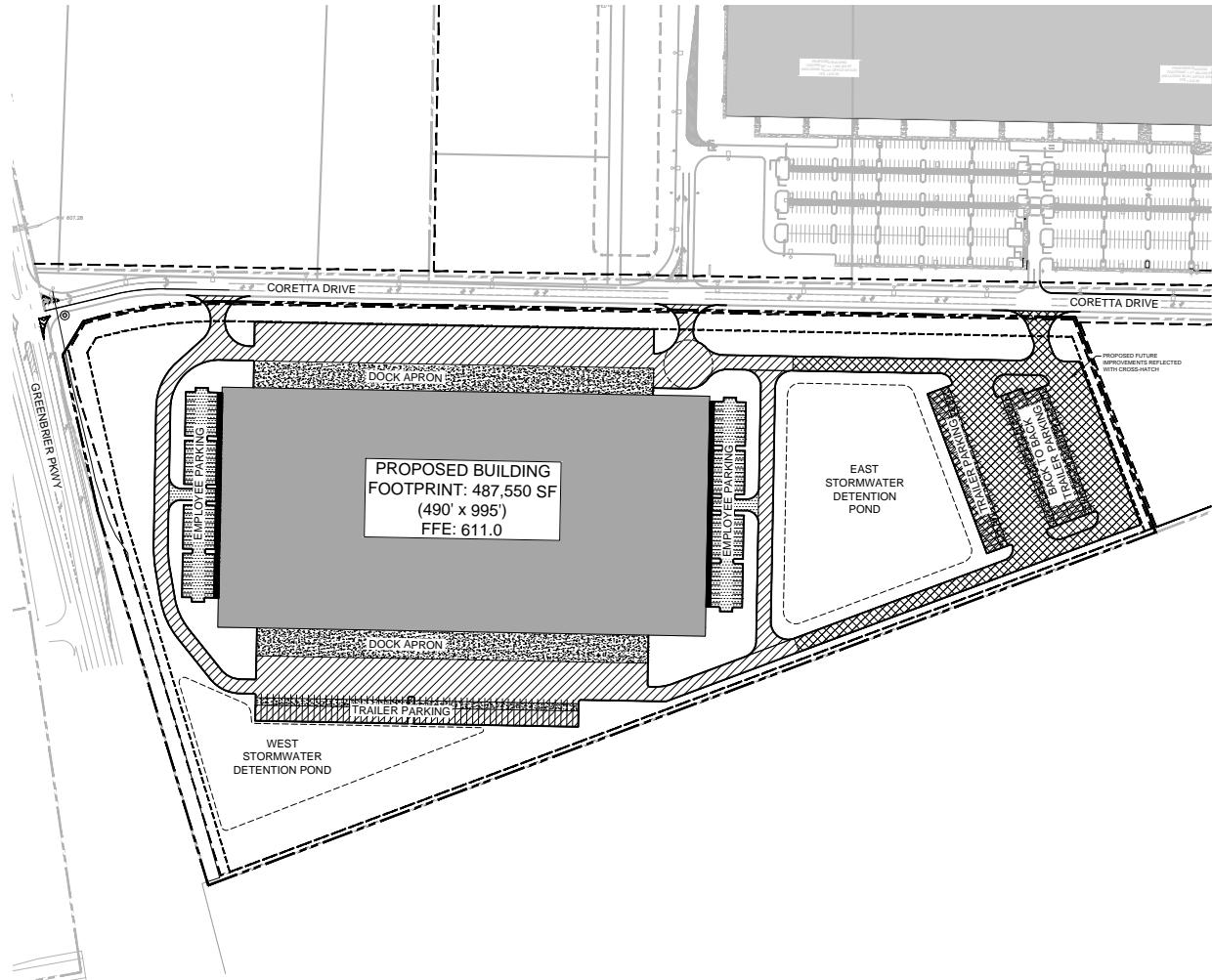
With unparalleled access to major population centers within the eastern half of the United States, the site is within 8 hours of large markets including Atlanta, Nashville, Indianapolis, and Memphis, as well as other larger markets Charlotte, Birmingham, Columbus, and Louisville, granting access to over millions of consumers.

Drive Time	Number of Businesses	Number of Consumers
3 Hours	267,334	8,553,499
4 Hours	582,759	17,756,097
5 Hours	838,949	25,740,237



# Site Plan

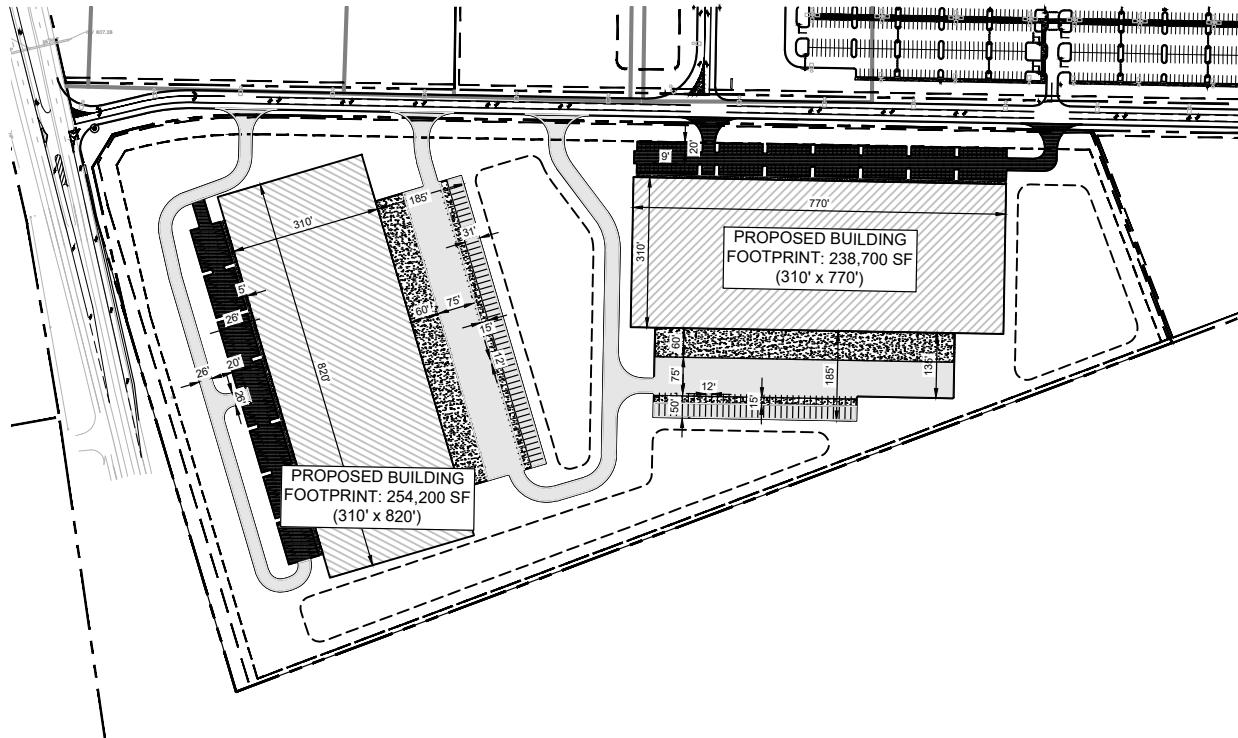
## Conceptual Option 1 | Cross-Dock Configuration



Space Available	487,550 SF
Acres	40 Acres
Clear Height	36' to underside of first interior column line (40' capable)
Bay Spacing	TBD
Cross Dock	Yes
Auto Parking	166 auto parks
Building Columns	Structural steel wide flange (W shapes)
Sprinklers	Warehouse: ESFR in accordance with NFPA
Natural Light	Clerestory windows
Slab	7", 4000 PSI, fiber mesh reinforcement, vapor barrier, Lapidolith sealer/hardener
Roof	1-1/2" metal deck (prefinished white), R20 insulation, 60 mil white TPO membrane
Dock Doors	100 - 9' x 10' manually operated vertical-lift doors with Z-guards; overhead bullnose canopies above all overhead doors
Drive-In Doors	4 - 12' x 14' manually operated drive-in door (one at each end of building) with Z-guards and concrete ramps
Exterior Walls	Concrete tilt panels

# Site Plan

## Conceptual Option 2 | Rear Load Configuration



Space Available	238,700 & 254,200 SF or BTS
Office	BTS
Acres	40 Acres
Clear Height	32' - 40'
Bay Spacing	TBD
Auto Parking	1/1,000 SF+
Building Columns	Structural steel wide flange (W shapes)
Sprinklers	Warehouse: ESFR in accordance with NFPA
Natural Light	Clerestory windows
Slab	7", 4000 PSI, fiber mesh reinforcement, vapor barrier, Lapidolite sealer/hardener
Roof	1-1/2" metal deck (prefinished white), R20 insulation, 60 mil white TPO membrane
Dock Doors	40 - 9' x 10' manually operated vertical-lift doors with Z-guards; overhead bullnose canopies above all overhead doors
Drive-In Doors	2 each - 12' x 14' manually operated drive-in door (one at each end of building) with Z-guards and concrete ramps
Exterior Walls	Concrete tilt panels



## Greenbrier Commerce Center

**100,000 - 487,000 SF | Fully Entitled Development**

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## Our mission

Maximize the potential of property to accelerate the success of our clients and our people.



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