



FOR LEASE

1000 JAMES RECORD RD SW

204,190 SF

HUNTSVILLE, AL

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Opportunity. Execution. Value Creation.



PROPERTY HIGHLIGHTS



**ON HUNTSVILLE
JETPLEX**



**ONE MILE FROM
INTERNATIONAL
INTERMODAL CENTER**



ONE MILE TO I-565



**RENOVATED
IN 2024**



**ROOM FOR
EXPANSION**



**CLEAR HEIGHTS
UP TO 25' 10"**



PROPERTY DETAILS

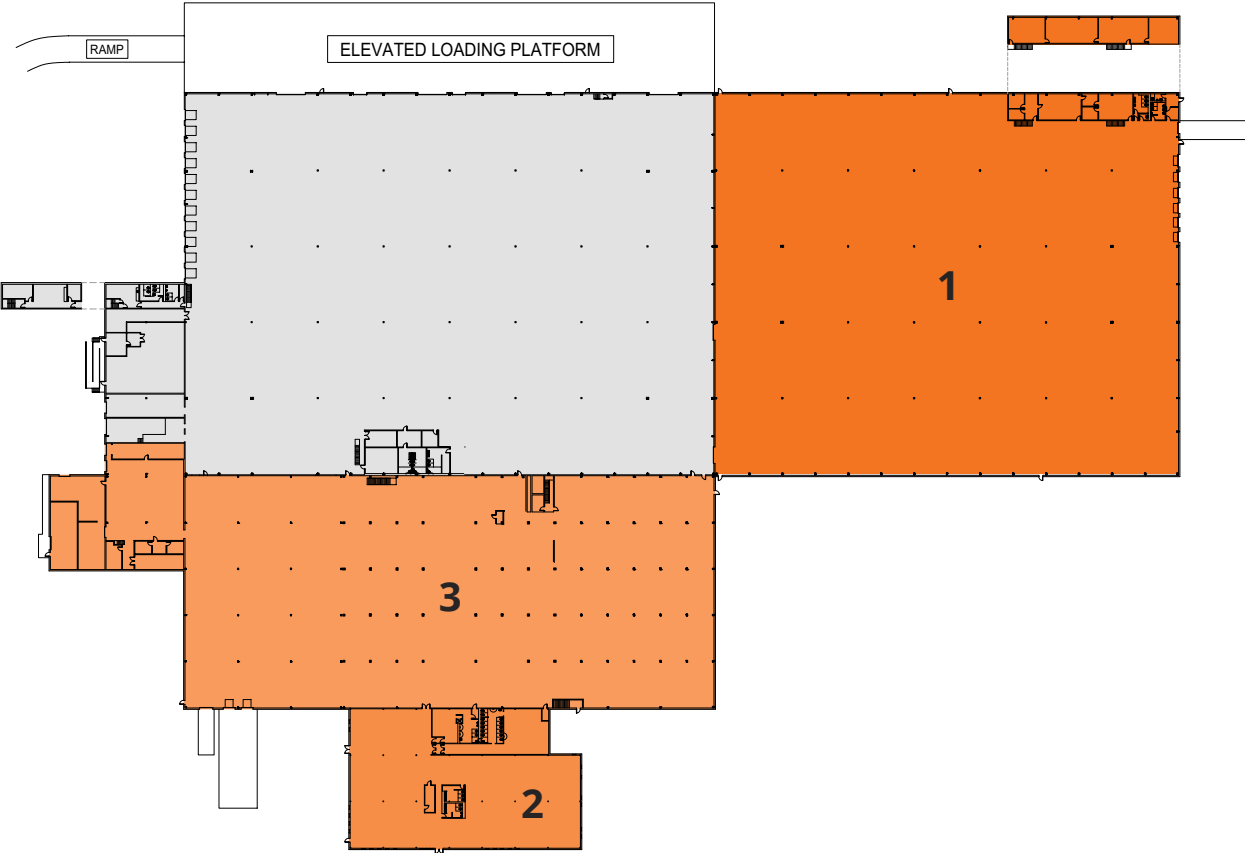
1000 JAMES RECORD RD SW | HUNTSVILLE, AL

AVAILABLE SPACE	204,190 SF
WAREHOUSE SPACE	186,098 SF
OFFICE SPACE	18,092 SF
FLOORS	1
DOCK DOORS	8
DRIVE-IN DOORS	6
CLEAR HEIGHT	12' - 25' 10"
COLUMN WIDTH & DEPTH	50' x 57'
ROOF	TPO
WALLS	Metal & Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1976 - 1980
YEAR RENOVATED	2024
FIRE SUPPRESSION	Wet
LIGHTING	LED
POWER	3000 KVA, 480/277 3-Phase 1600 Amps Available
PARKING	137 Surface Spaces
LAND AREA	40.3 Acres
ZONING	Airport Industrial District
PARCEL ID	16-09-29-0-000-019.000 16-09-32-0-000-006.000
OPEX ESTIMATE	\$0.79/SF

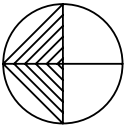


FLOOR PLAN

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NUMBER	CURRENT USE	COLUMN SPACING	CLEAR HEIGHT	RESTROOMS	DRIVE-IN OH DOOR	DOCKS	SQUARE FEET
1	WAREHOUSE	50' x 57'	24' 6" - 25' 10"	5M / 3F	1	6	105,648 SF
2	AVAILABLE OFFICE	25' X 35'	12'-0"	4M / 3F	0	0	18,092 SF
3	WAREHOUSE	VARIES	12' - 18'	N/A	5	2	80,450 SF
TOTAL							204,190 SF



LOCATION MAP

1000 JAMES RECORD RD SW | HUNTSVILLE, AL

I-565	1.5 MILES
BIRMINGHAM, AL	84 MILES
NASHVILLE, TN	100 MILES
ATLANTA, GA	142 MILES

