



100,073 SF CLASS-A INDUSTRIAL SPACE FOR LEASE

200 HUNTSVILLE  
**WEST**

26641 DISTRIBUTION BLVD.  
HUNTSVILLE, ALABAMA 35756

**TRIAD**  
P R O P E R T I E S

# 200 HUNTSVILLE WEST

26641 DISTRIBUTION BLVD. | HUNTSVILLE, AL 35756



## PROPERTY DESCRIPTION

200 Huntsville West is a 100,073 square foot, Class “A” office/warehouse/distribution facility that consists of an architecturally appealing concrete & storefront glass exterior along 10 dock-height doors and 1 drive-in ramp with doors. In addition, 23 exterior trailer parking spaces will be provided along with 30 auto spaces.

Prominently located on a highly visible, easily accessible, 22.34-acre site in Huntsville West Industrial Park, a 135 acre master-planned industrial, distribution, warehouse, and manufacturing park located on Greenbrier Parkway in the heart of Huntsville’s most dynamic sub-market.

200 Huntsville West is adjacent to the Amazon Fulfillment Center, Vuteq, Polaris, and less than a mile from Mazda-Toyota’s 3.7 million square foot production facility. This property is located 1 mile from I-565, allowing its occupants to be at the Huntsville International Airport, Cummings Research Park, Redstone Arsenal, the International Intermodal Center, or I-65 in a few short minutes.

## PROPERTY HIGHLIGHTS

- 100,073 SF available
- 10 dock doors
- 6 knock-out panels
- 1 drive-in ramp
- 23 trailer parking stalls
- 30 auto parking spaces
- Convenient access to I-565 & I-65
- Attractive architectural design

## OFFERING SUMMARY

100,073

SF AVAILABLE - DIVISIBLE

NEGOTIABLE

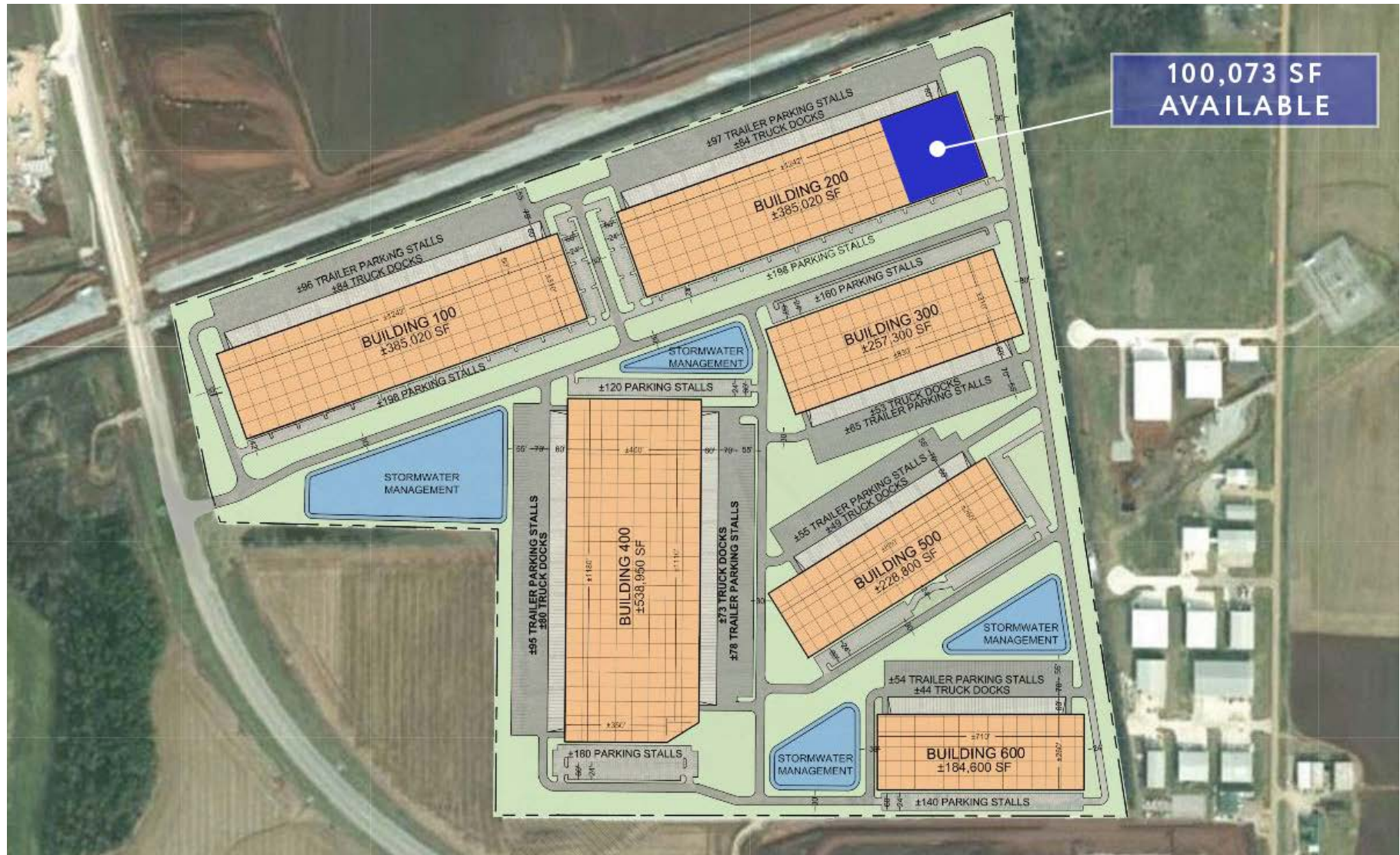
LEASE RATE

JANUARY 2025

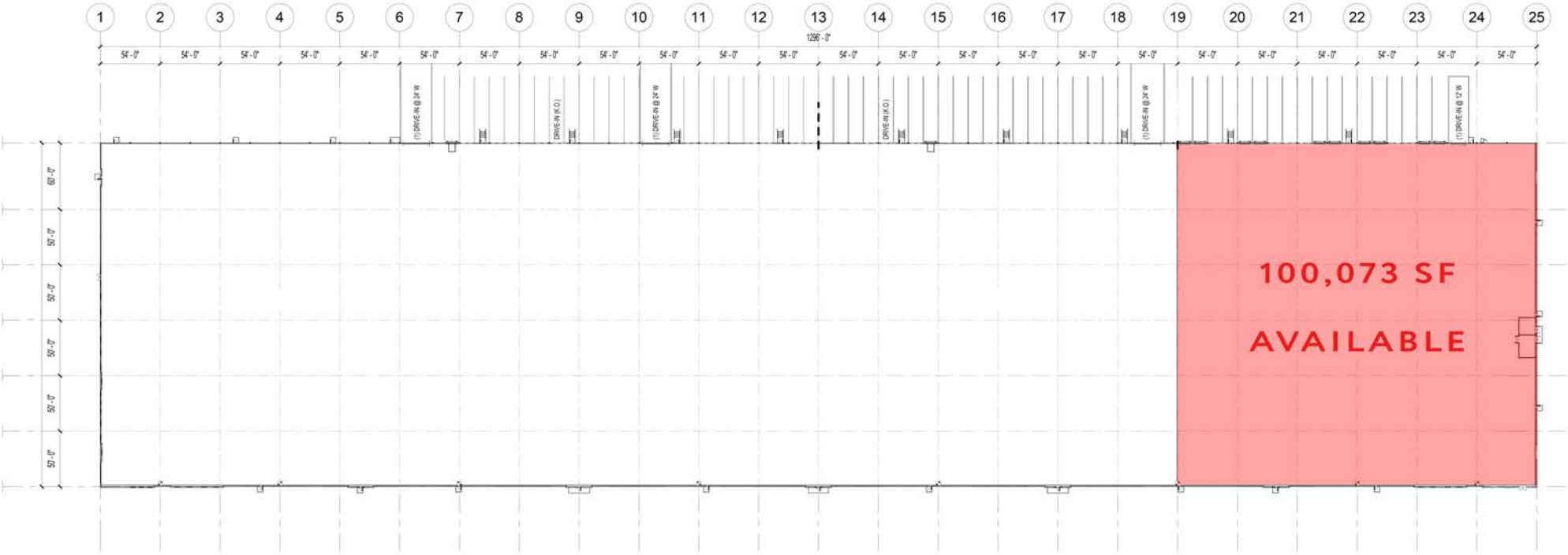
CONSTRUCTION COMPLETION DATE



## HUNTSVILLE WEST INDUSTRIAL PARK - MASTER PLAN



FLOOR PLAN



1 OVERALL FLOOR PLAN  
1" = 50'-0"



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## LOCATION



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## BUILDING SPECIFICATIONS

### BUILDING INFORMATION

AVAILABLE SF	100,073 SF
BUILDING DEPTH	310'
AUTO PARKING	30 SPACES
TRUCK COURT	190' DEEP
TRUCK PAD	60' DEEP

### GENERAL INFORMATION

COMPLETION DATE	JANUARY 2025
CONDITION	NEW CONSTRUCTION
PROPERTY TYPE	INDUSTRIAL
ZONING	COMMERCIAL INDUSTRIAL PARK
JURISDICTION	CITY OF HUNTSVILLE, AL
SITE ACREAGE	22.34 ACRES

### TRANSPORTATION

NEAREST INTERSTATE	I-565 : 1.9 MILES, I-65 : 5.4 MILES
NEAREST HIGHWAY	HWY 72 WEST : 9.2 MILES
HUNTSVILLE INT'L AIRPORT (HSV)	7.8 MILES
PORT OF DECATUR	13.1 MILES

### OPERATING INFORMATION

UTILITIES PROVIDER	CITY OF HUNTSVILLE & ATHENS
AMPS	1,000
SEWER LINE SIZE	8"
WATER LINE SIZE	10"
NATURAL GAS LINE SIZE	6"
HEATING SYSTEM	YES
SPRINKLERS	ESFR FIRE PROTECTION SYSTEM

### STRUCTURAL INFORMATION

CONSTRUCTION	8" CONCRETE TILT-UP
ROOF	INSULATED TPO
FLOOR	7" UNREINFORCED, 4,000 PSI
CLEAR HEIGHT	32' CLEAR
BAY COLUMN SPACING	50' X 54'





FOR MORE INFORMATION,  
PLEASE CONTACT:

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