

310 Dan Tibbs Rd | Huntsville, AL 35806

OFFICE/WAREHOUSE SHOP BAYS FOR LEASE

8,500 SF ON ±0.9 ACRES



**Capstone
Commercial**

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310 Dan Tibbs Rd
Huntsville, AL 35806



Property Description

Highly Functional & Versatile 8,500 SF office/warehouse facility positioned on ±0.9 acres in one of Huntsville's most active industrial corridors. Located near the intersection of Research Park Blvd and Highway 53, the property offers exceptional access to major transportation routes and proximity to key industrial employers, including Toyota Motor Manufacturing and Space Gate Commercial Park. The building includes 1750 sf of office space with multiple offices, break room, conference room, five drive-in doors, 16.5' clear height, and two restrooms (one with shower). Exterior features include a large fenced yard with two rolling gates (one automatic gate), heavy duty concrete lot and ample parking.

Location Highlights

- Immediate connectivity to Highway 255, Highway 53, and Interstate 565
- Surrounded by established industrial users and distribution operations
- Convenient access to Research Park, Redstone Arsenal, and North Huntsville's industrial base



Building Specifications

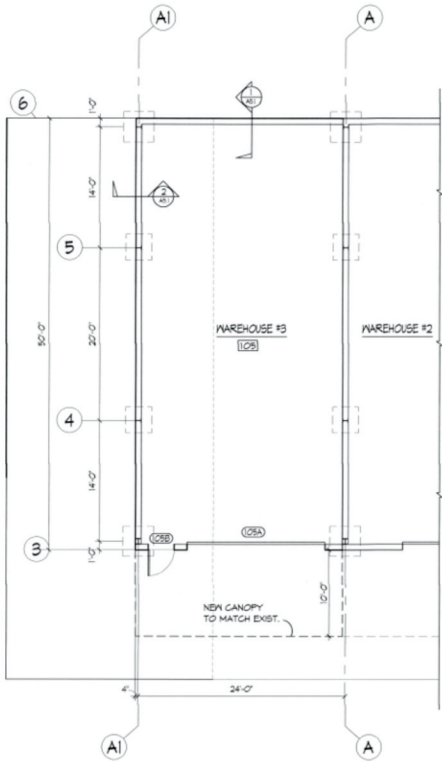
- 8,500 total SF
 - 1,750 SF office area with reception, conference room (if applicable), and multiple offices
- 16.5' clear eave height
 - Five drive-in roll-up doors:
 - 4 measuring 16'W x 14'H
 - 1 measuring 18'W x 14'H
- Break room/Mini-Kitchen
- Two restrooms, including one with a shower
- Flexible shop bay layout suitable for contractors, service operations, fabrication, storage, or light industrial use including Pressure wash bay
- Car lift & Air Compressor is available

Site & Exterior Features

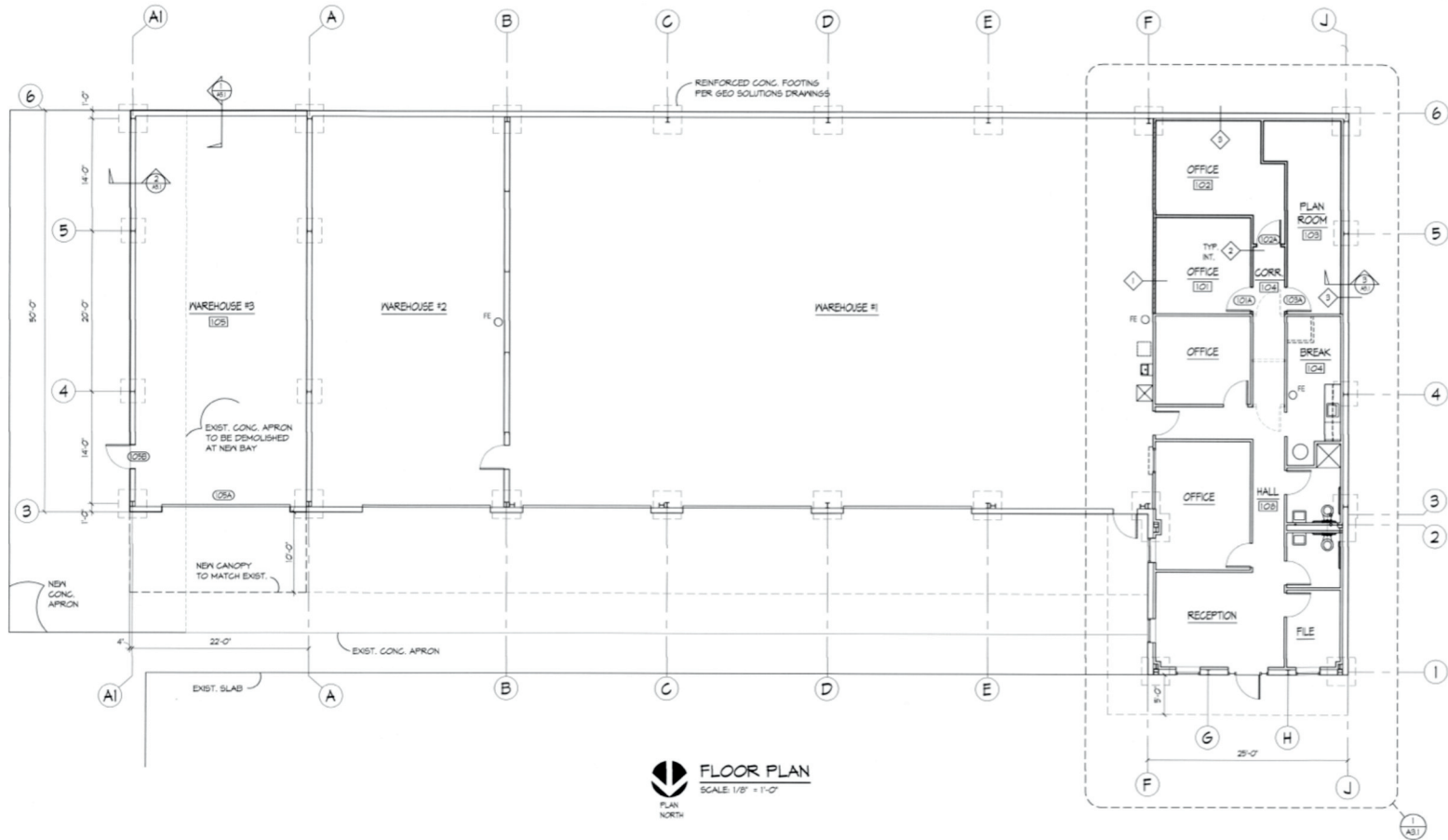
- 3 Phase Power
- 2 Bulk storage bins in parking lot
- Large fenced yard with heavy duty concrete lot ideal for fleet parking, equipment storage, or laydown
- Ample paved parking and maneuvering space
- Two oversized rolling gates (automatic front gate) providing secure, easy truck access
- Nearly 0.9 acres, offering room for outdoor operations or expansion needs



Floor Plan - 8,500 SF on ±0.9 Acres



ALTERNATE FLOOR PLAN
 PLAN NORTH
 SCALE: 1/8" = 1'-0"



FLOOR PLAN
 PLAN NORTH
 SCALE: 1/8" = 1'-0"