

# HUNTSVILLE LOGISTICS CENTER

7700 Gunters Way, Huntsville, AL 35756

NEW CLASS A INDUSTRIAL DEVELOPMENT  
NOW LEASING

2-BUILDINGS REMAINING IN THE INDUSTRIAL PARK, UP TO 1 MILLION SQUARE FEET



PROFESSIONALLY MARKETING BY:

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### BUILDING ONE

## COMPLETE CROSS DOCK FACILITY

- Building 1 – Core and Shell Complete – Ready for Tenant Buildout
- Space Sizes Range from +/- 127,135 SF and up to +/- 587,645 SF

### BUILDING FOUR

## PAD READY

- Building 4 – 383,064 SF building.  
Plan permitted and pad ready to start construction

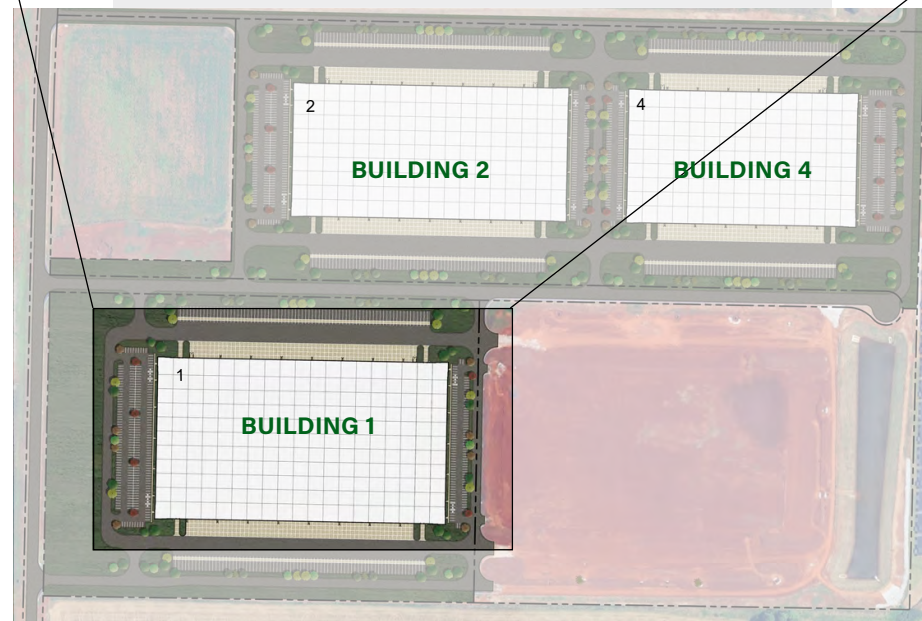








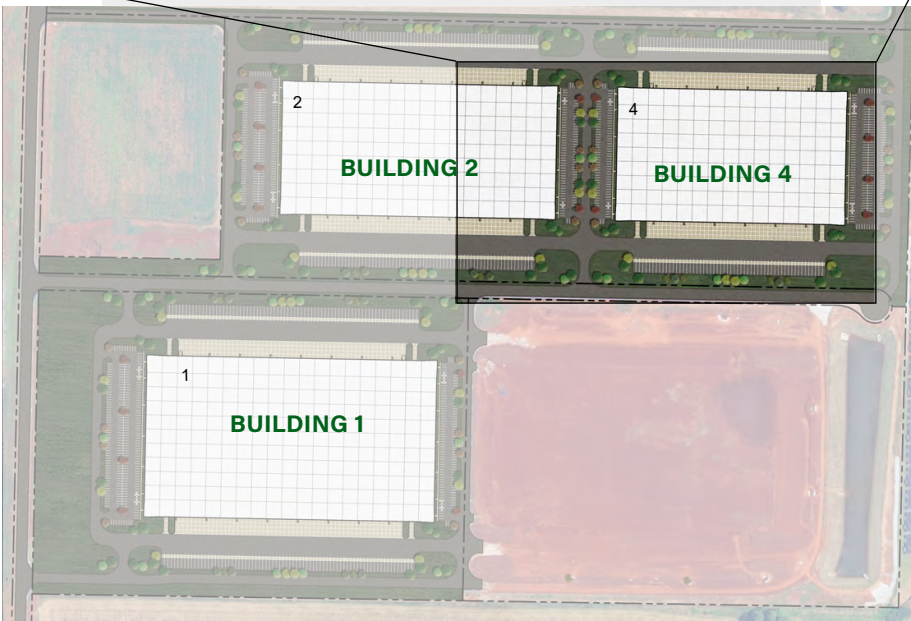




### BUILDING 1

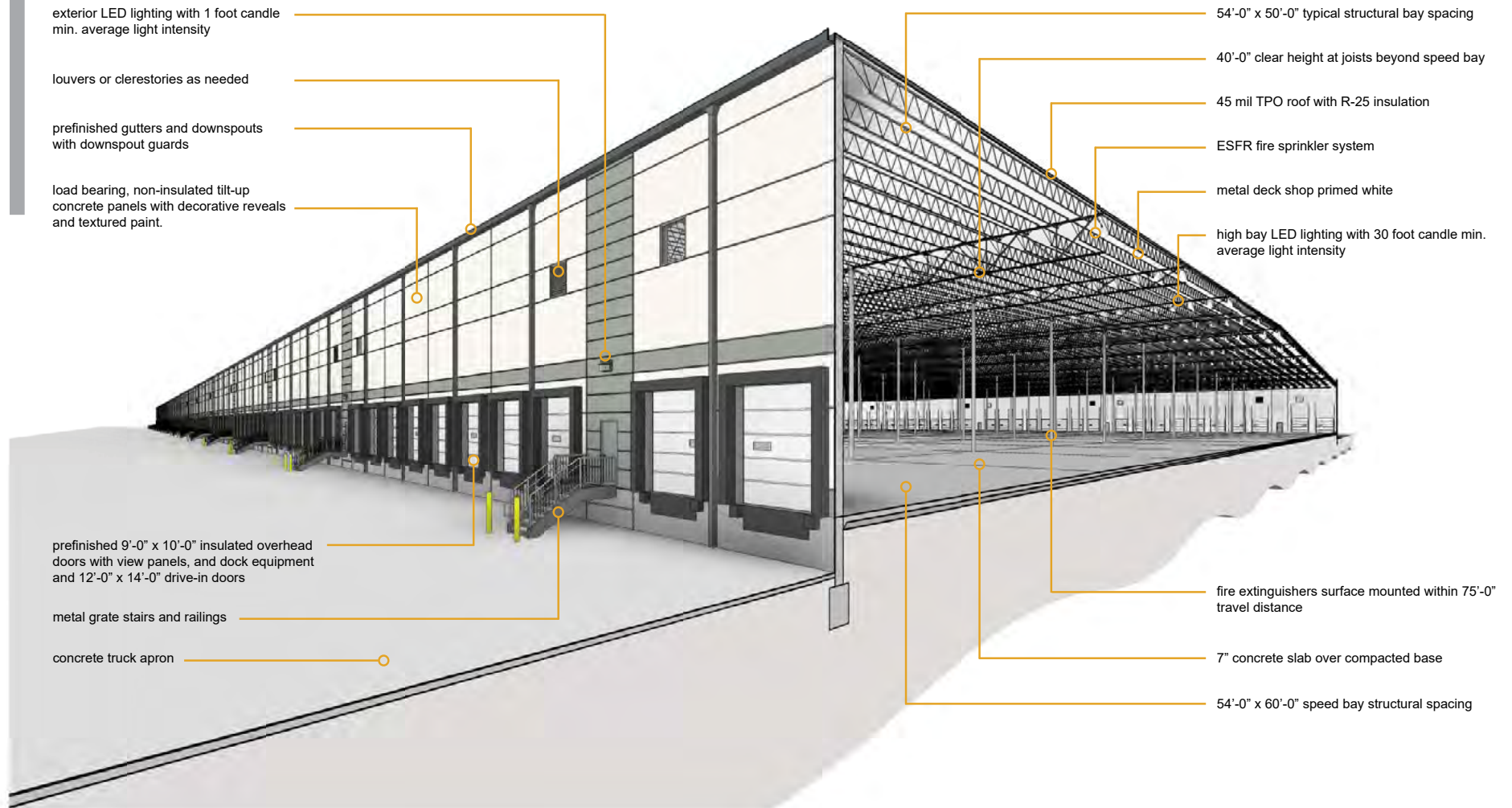
Building Square Footage	127,315 SF up to 587,645 SF
Clear Height	40' clear
Column Spacing	54'-0" x 50'-0" 60'-0" speed bay
Building Dimensions	1026' x 570'
Truck Court Depth	185' Total   55' trailer stall plus 130' truck court
Auto Parking	374 spaces
Trailer Parking	150 spaces
Exterior Walls	Reinforced Tilt-up Concrete Wall Panels with Textured Painted Finish
Structural Steel	12" x 12" Columns / Steel Bar Joists / White Roof Deck
Slab Construction	7" Unreinforced   4,000 PSI
Vapor Barrier	10 Mil Vapor Barrier Under the Slab at Each Building Corner
Dock Doors (9'x10')	59 Built   51 Future   110 Total
Drive-In Doors (12'x14')	4
Roofing	45 Mil White TPO with R-25 Insulation
Warehouse Heating	Make-Up Air Units to Maintain 55 Degrees Minimum
Fire Protection	ESFR
Electrical Service	4000 Amps 480/277V
Lighting	LED, 30 F.C.
Office	Build to Suit





### BUILDING 4

Building Square Footage	383,064 SF
Clear Height	40' clear
Column Spacing	54'-0" x 50'-0" 60'-0" speed bay
Building Dimensions	810' x 470'
Truck Court Depth	185' Total   55' trailer stall plus 130' truck court
Auto Parking	293 spaces
Trailer Parking	114 spaces
Exterior Walls	Reinforced Tilt-up Concrete Wall Panels with Textured Painted Finish
Structural Steel	12" x 12" Columns / Steel Bar Joists / White Roof Deck
Slab Construction	7" Unreinforced   4,000 PSI
Vapor Barrier	15 Mil Vapor Barrier Under the Slab at Each Building Corner
Dock Doors (9'x10')	38 Built   43 Future   81 Total
Drive-In Doors (12'x14')	4
Roofing	45 Mil White TPO with R-25 Insulation
Warehouse Heating	Make-Up Air Units to Maintain 55 Degrees Minimum
Fire Protection	ESFR
Electrical Service	4000 Amps 480/277V
Lighting	LED, 30 F.C.
Office	Build to Suit





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## SITE LOCATION





# HUNTSVILLE LOGISTICS CENTER

## HUNTSVILLE CORPORATE VIEW





# HUNTSVILLE LOGISTICS CENTER

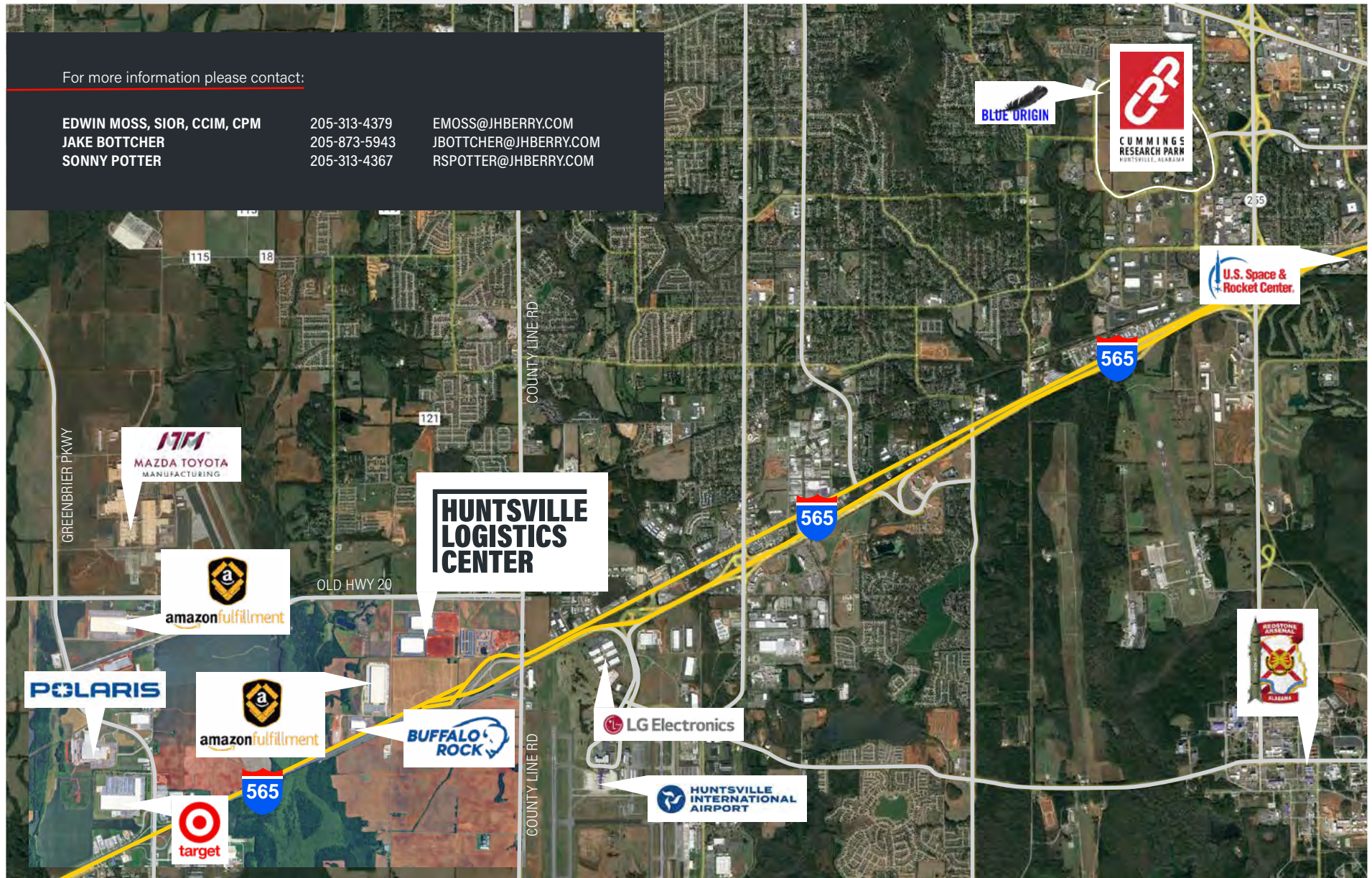
## HUNTSVILLE CORPORATE VIEW

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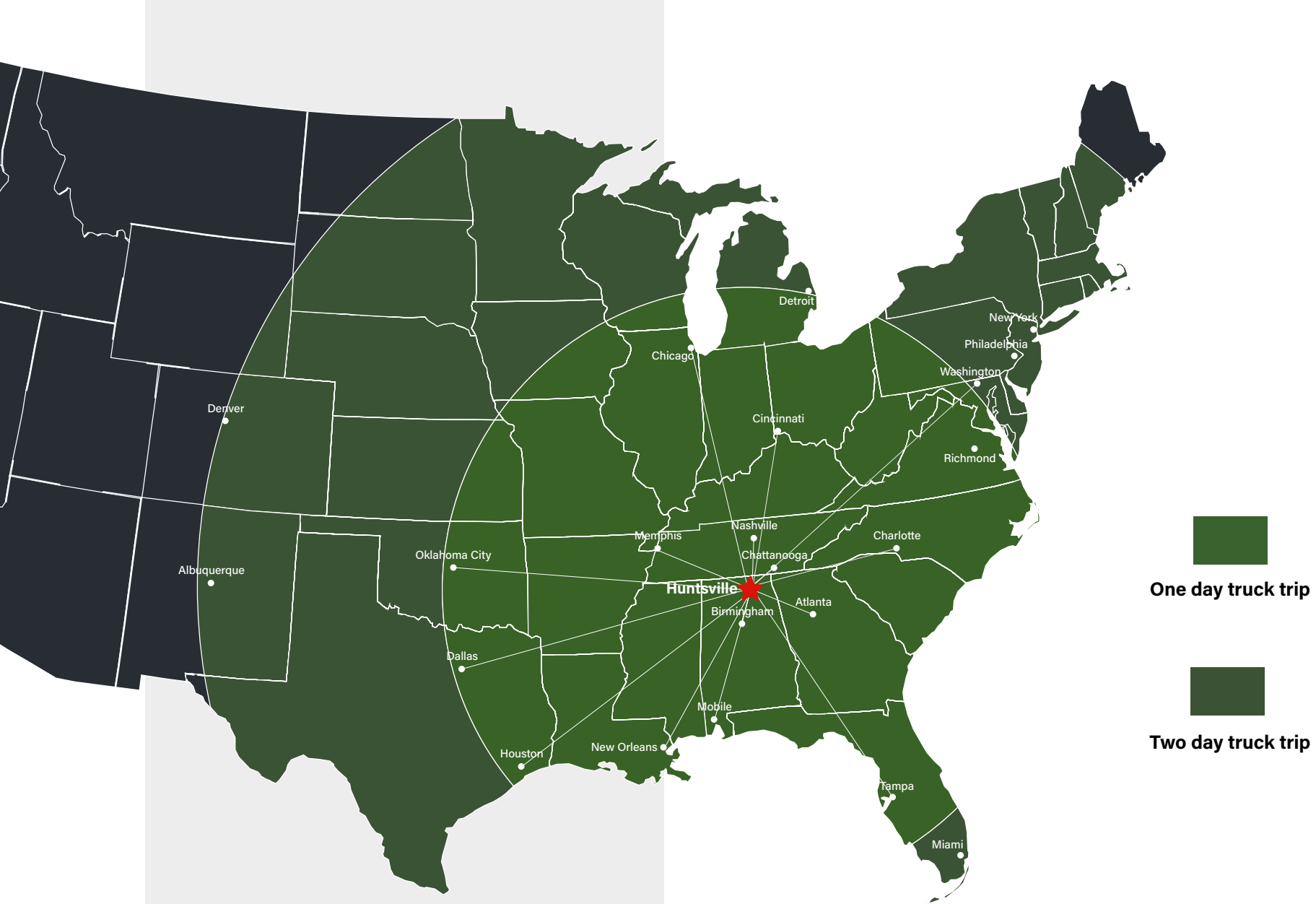
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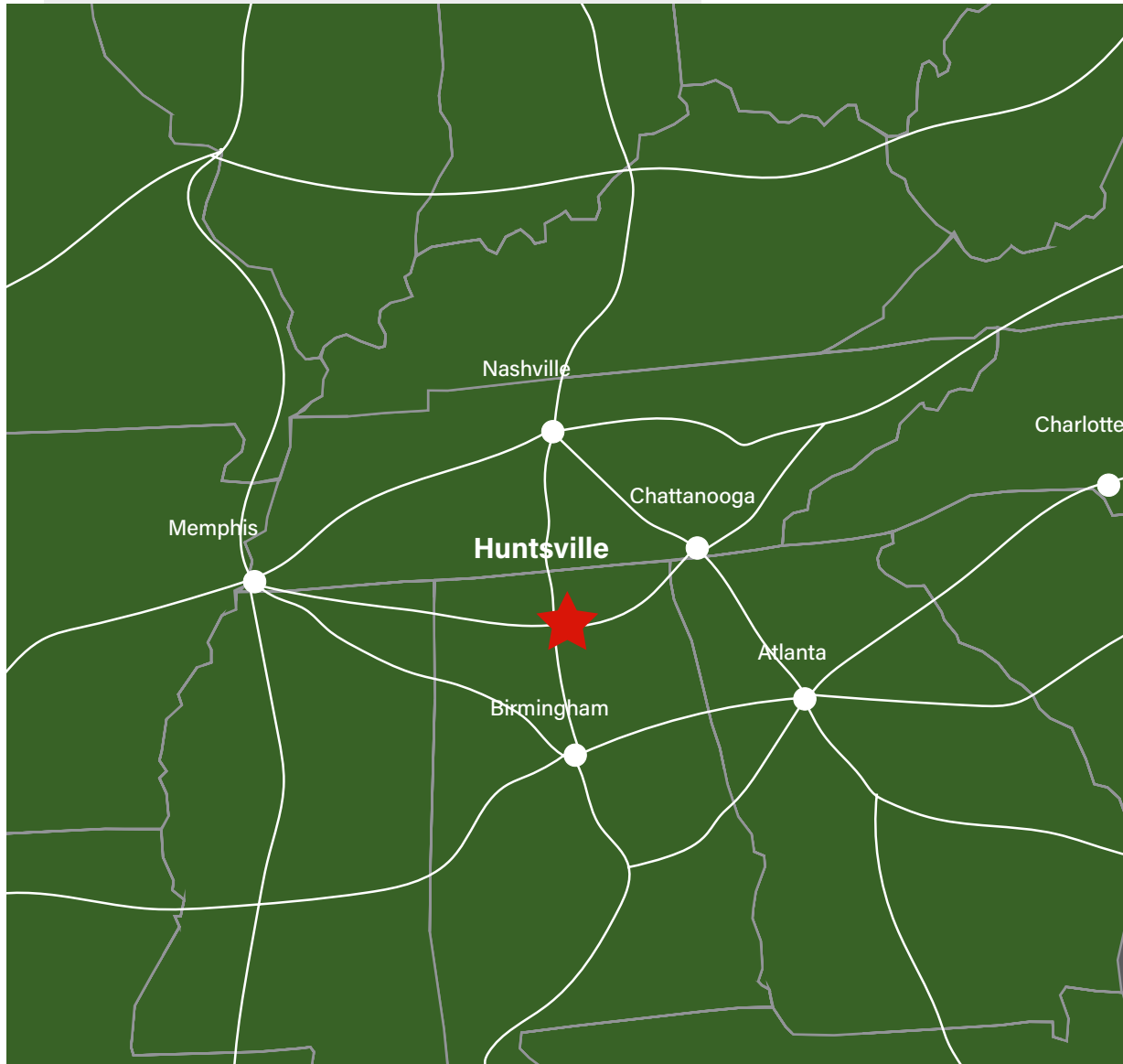


# HUNTSVILLE LOGISTICS CENTER

## ACCESS TO KEY MARKETS







City:	Miles:	Time:
Birmingham	90 mi	1.5 hrs
Nashville	115 mi	2 hrs
Chattanooga	115 mi	2 hrs
Memphis	205 mi	3.5 hrs
Atlanta	235 mi	3.5 hrs
Charlotte	425 mi	7hrs

Huntsville is the fastest-growing city in Alabama. A 2021 study by SmartAssets, ranks Huntsville as the sixth best city in the country to work in manufacturing. It has two major interstates (I65 and I565) and two major state highways (231 and 431) running through the heart of the city. Huntsville is well-known for its short drive times. The city is investing more than a quarter billion dollars over the next decade to improve and expand the capacity of the existing network.



### ■ / INVEST IN HUNTSVILLE

## Huntsville Is Here

The City of Huntsville is now the largest and fastest-growing city in Alabama. Named the #1 best place to live in the U.S., along with being the top tech hub and the ideal place to live for STEM workers, the city is loaded with a heritage of innovation, strong economic and job growth, excellent quality of life, and accomplishments of the Fortune 500 companies that call Huntsville home.

- **Unmatched Workforce:** With over 1.3 million people in the 16-county regional labor shed, Huntsville attracts top talent from across the Southeast.
- **Rapid Growth:** The metro area has grown by 23% in the last decade, welcoming 54 new residents every day in 2023.
- **Job Creation:** More than 68,000 new jobs have been added in the past 10 years, driven by leading sectors like aerospace, defense, biotech, and advanced manufacturing.
- **Smart Living:** Residents enjoy an average 20-minute commute and a diverse range of housing options, making Huntsville both accessible and affordable.



# 68,000

New Jobs over the past 10 years

# 54

People Per Day  
Moved to the Region in 2023

# 1.3 M

People in the 16-County  
Regional Huntsville Workforce

# +23%

Huntsville Metro Area  
Population Growth 2015 – 2025  
54,200 total population

## Economic Drivers



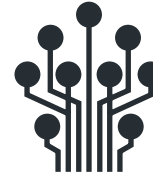
**15%**  
FEDERAL  
GOVERNMENT  
(DoD, FBI, NASA)



**12%**  
RESEARCH,  
DEVELOPMENT &  
ENGINEERING



**10%**  
BIOSCIENCES,  
LIFESCIENCES &  
MEDICAL



**12%**  
INFORMATION  
TECHNOLOGY &  
CYBER SECURITY



**11%**  
ADVANCED  
MANUFACTURING  
& LOGISTICS



**6%**  
EDUCATION &  
UNIVERSITIES

## Leading Employers per Sector



RESEARCH &  
ENGINEERING  
**8%**



INFORMATION  
TECHNOLOGY  
**8%**



FEDERAL  
GOVERNMENT  
**9%**



HEALTHCARE &  
BIOSCIENCE  
**10%**



ADVANCED  
MANUFACTURING  
**11%**



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## ACCESS TO KEY MARKETS

