

# WAREHOUSE AVAILABLE FOR LEASE/SALE

IRONVEST  
PARTNERS

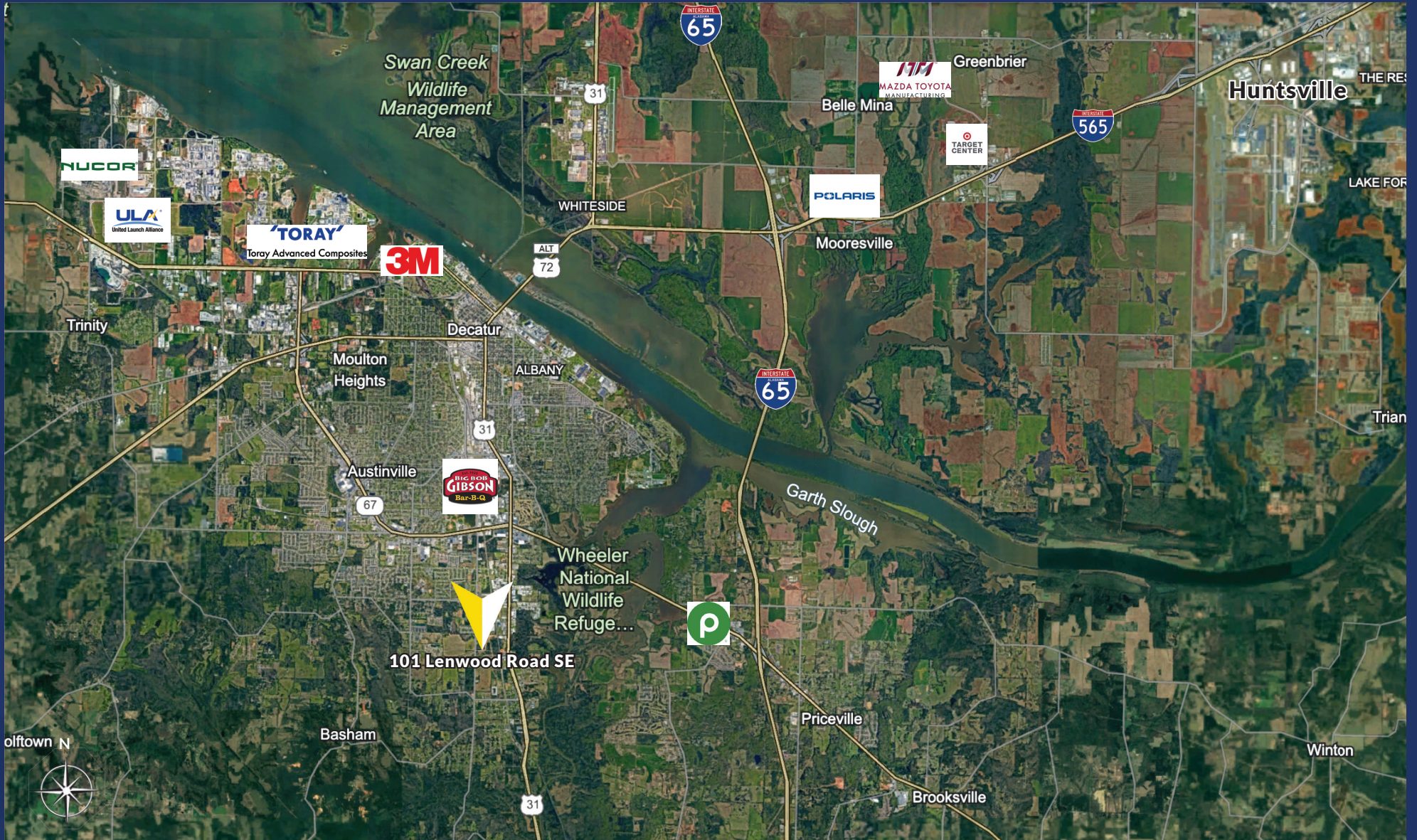


221,000 SF | 18 ACRES

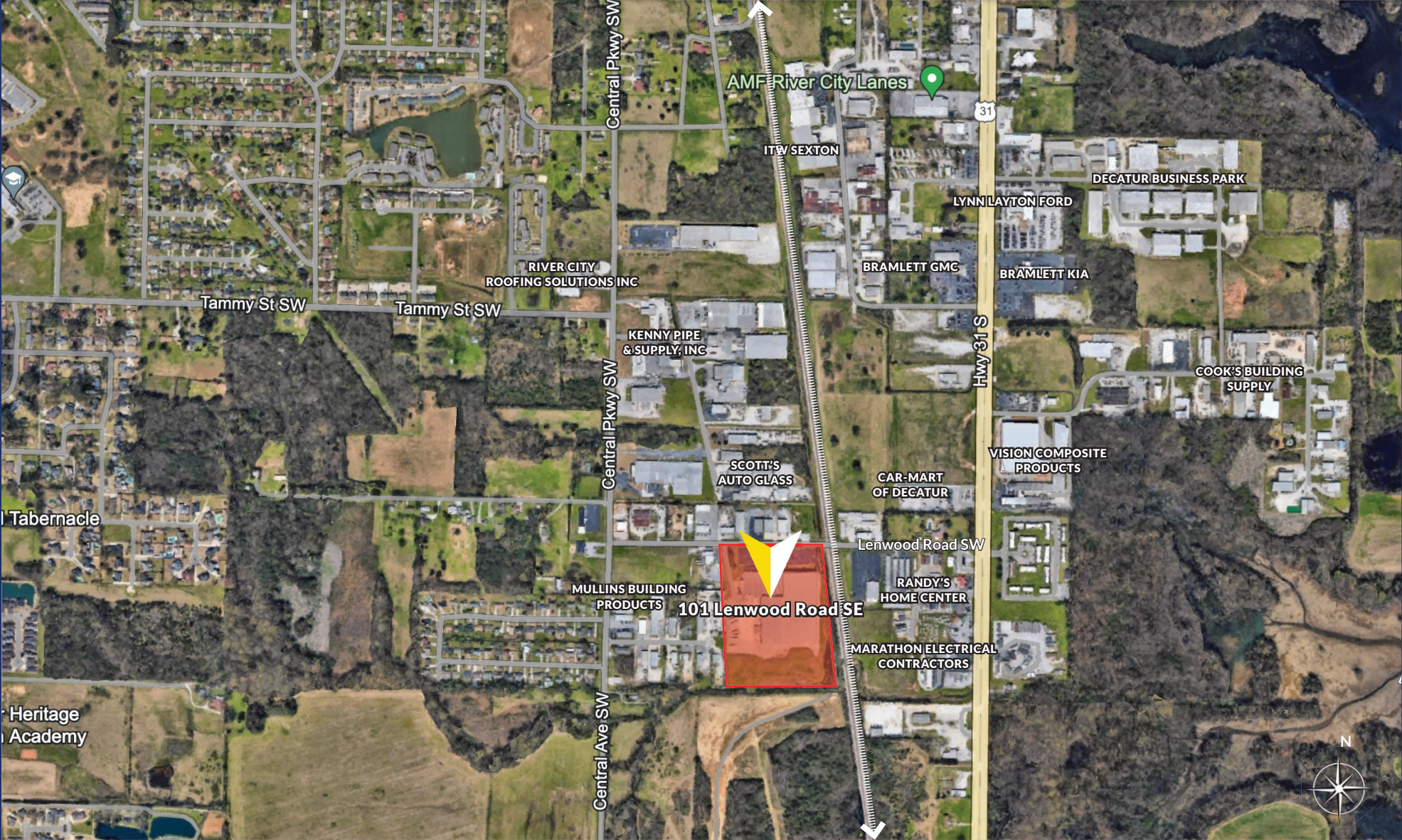
GREAT OPPORTUNITY FOR BUSINESSES LOOKING FOR WAREHOUSE/MANUFACTURING SPACE

**101 LENWOOD ROAD SE, DECATUR, AL 35603**

# Location Overview



# Retail Map



# Property Overview



This property presents a unique opportunity for any business seeking additional warehouse space and land. It features three individual spaces, making it ideal for subdividing. Each warehouse is equipped with LED light fixtures, 3200 AMP 480 V 3-phase power, and wet sprinkler systems. The property is zoned M1, offering flexibility for various industrial uses.

This metal building covers 221,000 square feet across 18 acres, with clear heights exceeding 30 feet. You'll find around 2,000 square feet designated for office space.

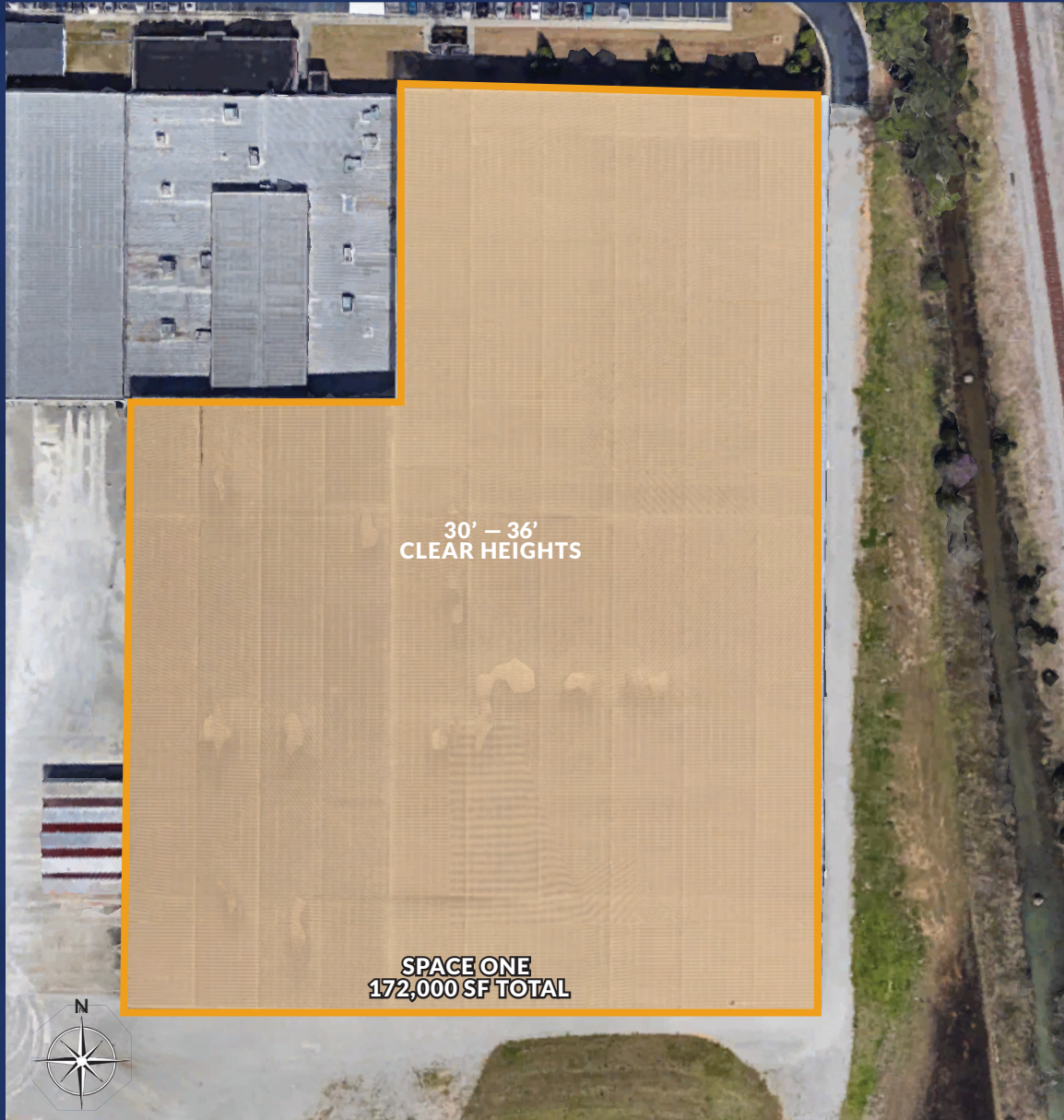


## SPECIFICATIONS

SPACES	SIZE	LEASE RATE	PRICE
<b>ALL SPACE</b>	<b>221,000 SF</b>	<b>\$5.50 NNN</b>	<b>CALL FOR PRICING</b>
<b>SPACE 1</b>	<b>172,000 SF</b>	<b>\$5.90 NNN</b>	
<b>SPACE 2</b>	<b>28,000 SF</b>	<b>\$6.25 NNN</b>	
<b>SPACE 3</b>	<b>21,000 SF</b>	<b>\$6.75 NNN</b>	
<b>YARD SPACE</b>	<b>SIZE</b>		
<b>TOTAL</b>	<b>7.5 ACRES</b>		
<b>CONCRETE PAVEMENT</b>	<b>2.6 ACRES</b>		



# Space One



## OVERVIEW (172,000 SF)

- Metal Building - M1 Zoning
- Sprinkled
- 30' - 36' Clear Heights
- 10 Dock Highs
- 1 Drive-in Door
- Climate controlled
- LED Light Fixtures

**LEASE RATE**

**\$5.90 SF NNN**

# Spaces Two & Three



## OVERVIEW

### SPACE TWO (28,000 SF)

- 5 Drive-in Doors
- Metal Building - M1 Zoning
- 3 Dock Highs
- Sprinkled
- 20' Clear Heights

### SPACE THREE (21,000 SF)

- Metal Building - M1 Zoning
- Approximately 2,000 SF of office
- Sprinkled
- 11'6" - 20' Clear Heights

SPACE TWO

**LEASE RATE**

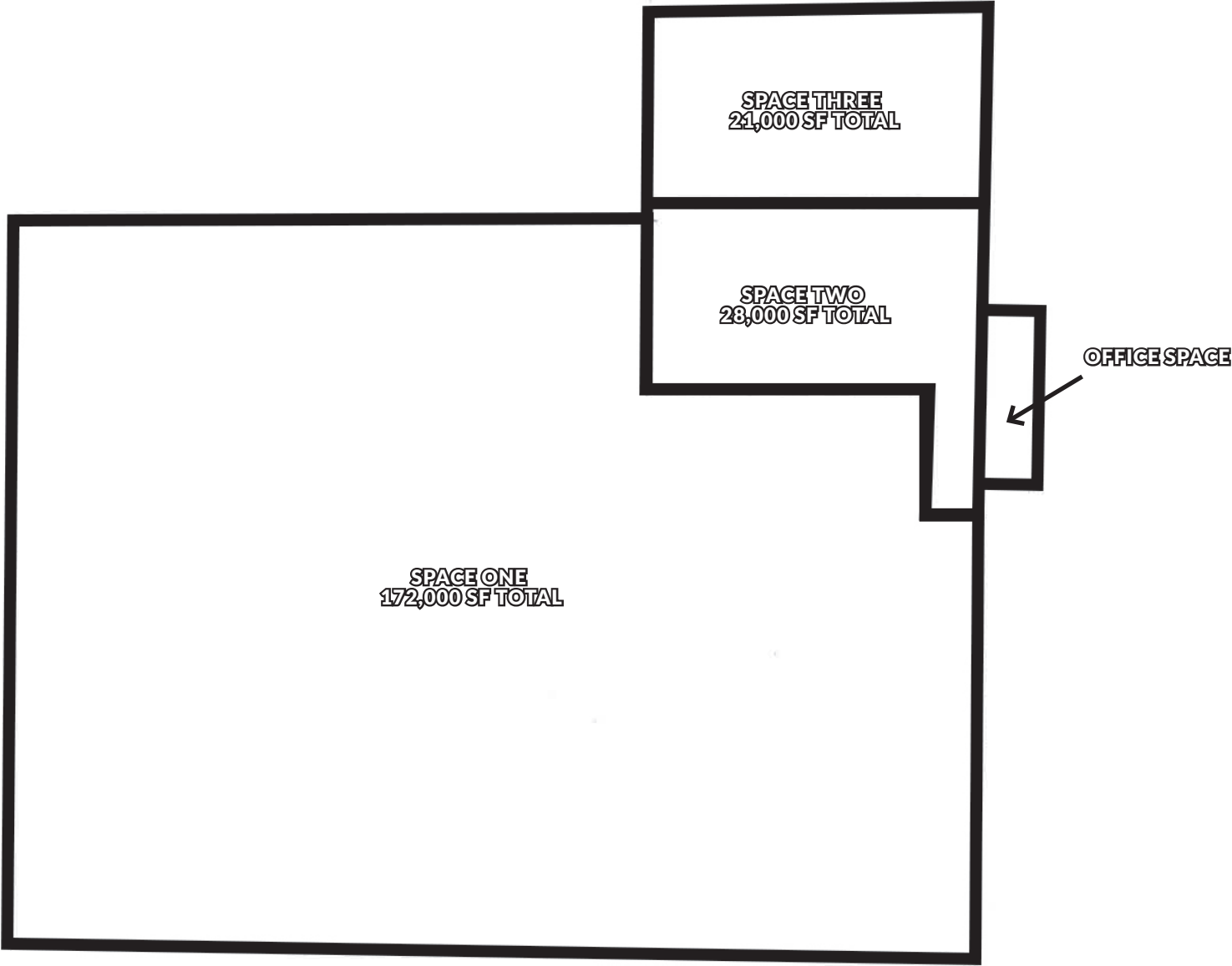
**\$6.25 SF NNN**

SPACE THREE

**LEASE RATE**

**\$6.75 SF NNN**

# Floor Plan

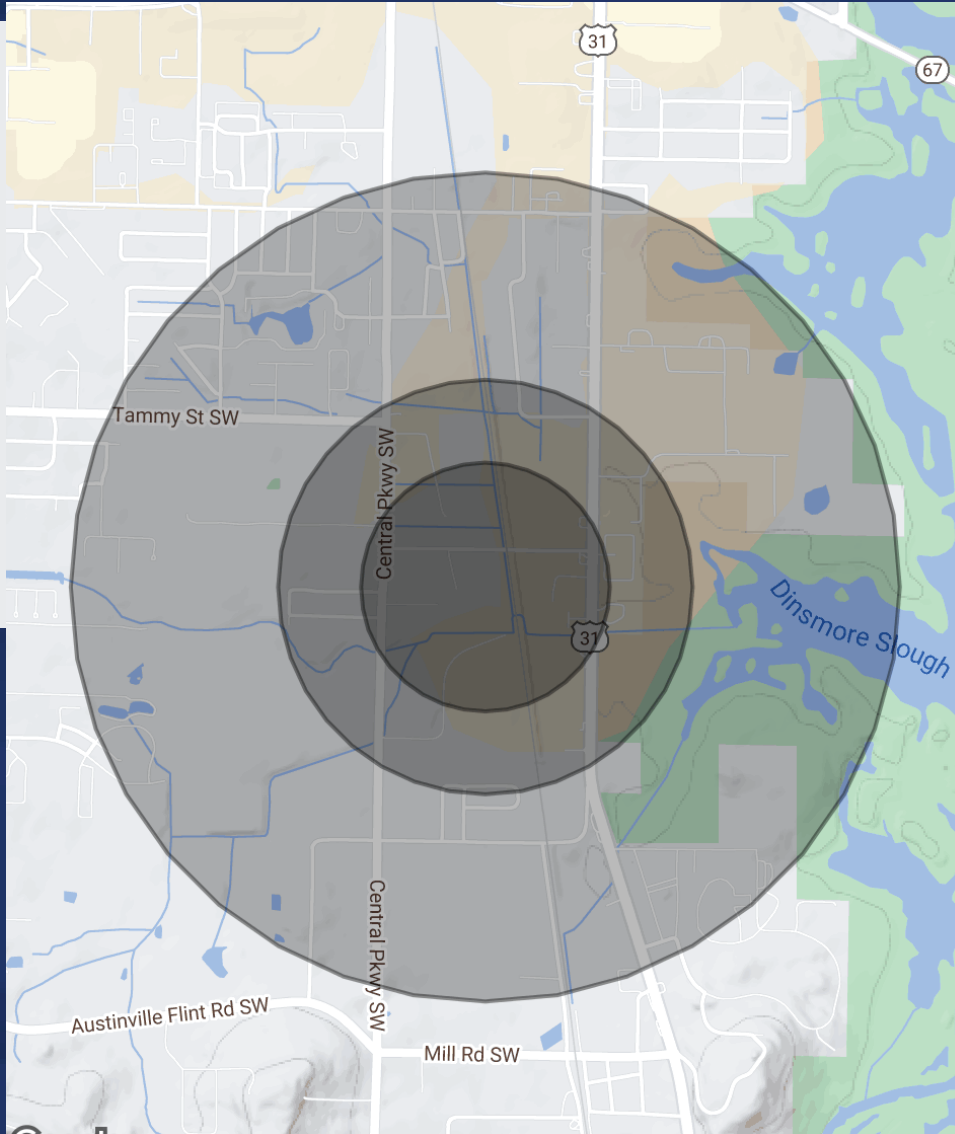


# Property Images





# Location



## AREA OVERVIEW

**The site is visible from and sits a few hundred feet west of US Hwy 31.** This building is conveniently positioned and near downtown Decatur offering easy access to major transportation routes that connects to major cities such as Nashville, Huntsville and Atlanta. Industrial zoning, economic development initiatives, and a skilled workforce make this site an ideal location for many industry types.

- **Traffic counts on I-65 are 43,890 vehicles per day**
- **Traffic counts on US Hwy 31 are 18,888 vehicles per day**

## Conveniently Located:

- 0.2 miles to US Hwy 31
- 6 miles to Interstate I-65
- 5.3 miles to Downtown Decatur
- 13 miles to Huntsville City Limits
- 20 miles to Huntsville International Airport
- 76 miles to Birmingham, Alabama
- 123 miles to Nashville, Tennessee
- 194 miles to Atlanta, Georgia

# Notable Companies



Decatur and Morgan County offer an outstanding quality of life that includes a cost of living well below the National average, a moderate climate and many recreational and cultural opportunities in a Huntsville AL submarket.

In addition, both are home to some of the most recognized companies in the world.



Information and graphics sourced from mceda.org



## Fortune 500 Companies

- Air Products & Chemicals
- Cerro Wire (Berkshire Hathaway)
- Decatur Coca-Cola
- Feralloy Corp (Reliance Steel)
- International Paper
- ITW Sexton (Illinois Tool Works)
- JM Smucker Company
- Kinder Morgan
- 3M
- Nucor Steel Decatur, LLC
- PepsiCo
- Sonoco Products (Wood Reels)
- Sonoco Products - Metco

## International Companies

- Toray Composite / Fluorofibers (JPN)
- Daikin/MDA Manufacturing (JPN)
- GE Appliances, A Haier Co. (CHN)
- Decatur Energy (Can)
- Saputo Dairy Foods, USA (Can)
- INEOS Styrolution LLC (DEU)
- ILPEA Industries (ITA)
- Polyplex USA Inc (IND)
- AlphaPet Inc (THA)
- Indorama Ventures (THA)
- Gaviion Grain (JPN)
- Linde Gas (IRL)
- Cemex (Mex)
- RUAG (CHE)

# #2

VOTED BEST PLACE  
TO WORK  
Smart Asset, 2022

# 69K

DECATUR, AL  
EMPLOYS  
Data USA, 2022

# \$60K

MEDIAN HOUSEHOLD  
INCOME  
Data USA, 2022

# 156K

ESTIMATED  
POPULATION  
Data USA, 2022

# \$166K

MEDIAN PROPERTY  
VALUE  
Data USA, 2022

# Port Authority



The Decatur-Morgan County Port Authority was incorporated in April 1982. Its purpose was to develop property along the Tennessee River for industrial use. The Port Authority was given the power to buy, equip, and fund industrial developments within its jurisdiction, which initially was a three-mile radius of the river, but was expanded in 2007 by the Alabama Legislature to include the entire county.



## RAILROAD

- Served by one of the nation's best rail barge systems
- Access to 3 public barge terminals
- Served by CSX Railroad and Norfolk Southern
- Norfolk's main east-west line connecting Decatur with major rail terminals
- CSX's north-south line links Hartselle



## SHIP

- Access to Tennessee-Tombigbee
- One of the busiest ports on the Tennessee River
- Access to Ohio and Mississippi River Systems
- Over 90 fleeting spots
- Continuously updated equipment
- Connects 16,000 miles of waterways



## ROAD

- Accessibility to US 31, US 72A & I-65
- Quick speed to market for all cargo
- Allows many industries within Morgan County to implement just-in-time delivery practices
- Excellent state and county highway system
- Hub of the Tennessee Valley motor freight system

# For More Information

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