

3105 9th Avenue Southwest

Huntsville, AL 35805



Property Description

Located in West Huntsville with convenient access to Downtown Huntsville, I-565, Memorial Parkway, and the Medical District. Situated near the Lowe Mill Arts & Entertainment District, Campus 805, Stovehouse, and UAH, the property benefits from strong surrounding amenities, ongoing area growth, and excellent connectivity throughout Huntsville.

Property Highlights

- New construction office/warehouse flex facility
- Abundant natural light throughout the building
- 3-phase, 1,200 amp electrical service
- Multiple roll-up doors for efficient loading and operations
- Fenced rear yard ideal for outdoor storage, equipment, or secured parking

Gripp Luther

Principal

(256)-533-0003

gripp@samplesproperties.com

FOR LEASE

OFFICE / WAREHOUSE BUILDING



Offering Summary

Lease Rate:	\$17.50/sf/yr (MG)
Building Size:	± 7,000 SF
Zoning:	R02
Power Specifications:	3-Phase 1,200 Amp Electrical
Drive-in Doors:	2

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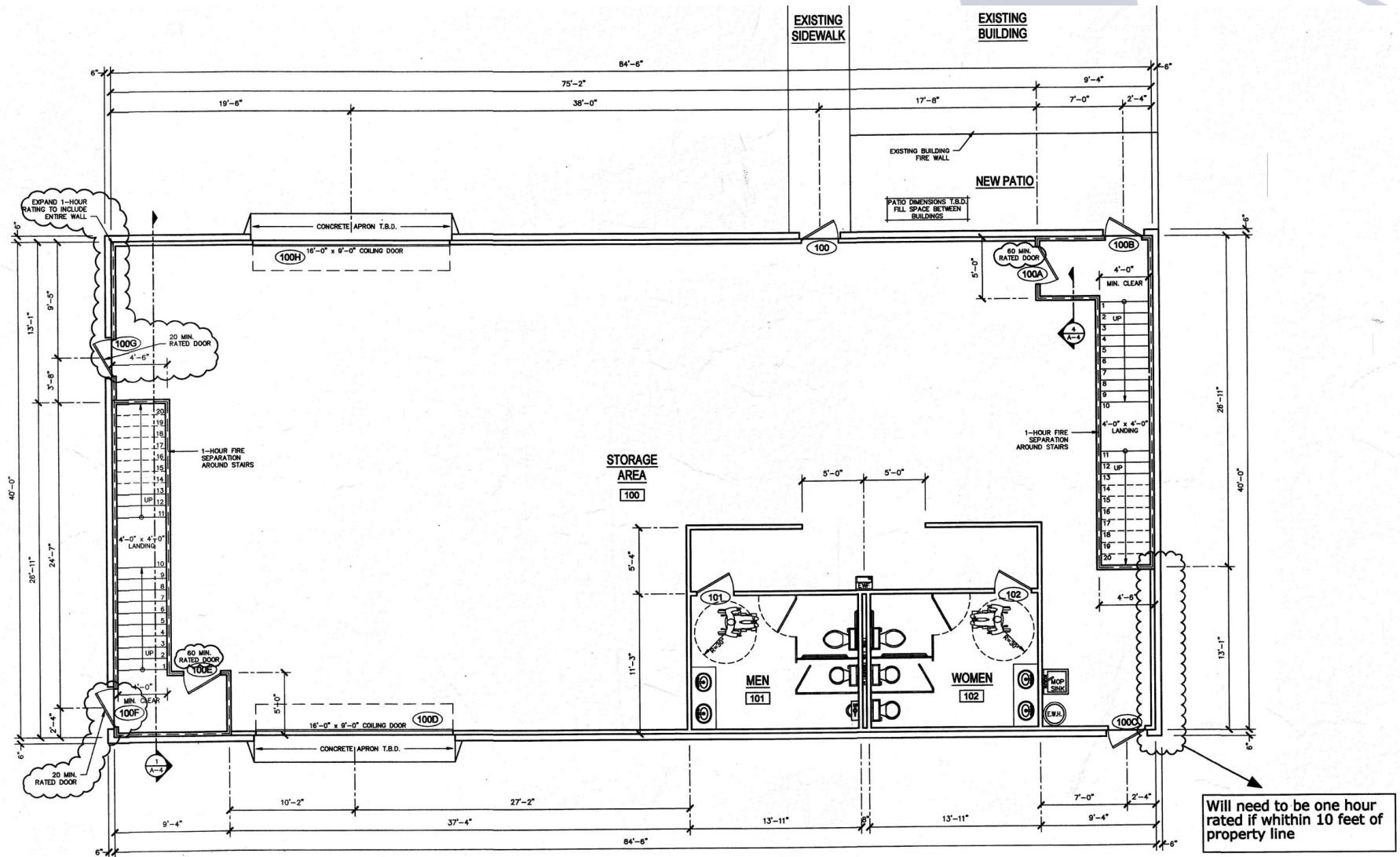
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PROPOSED GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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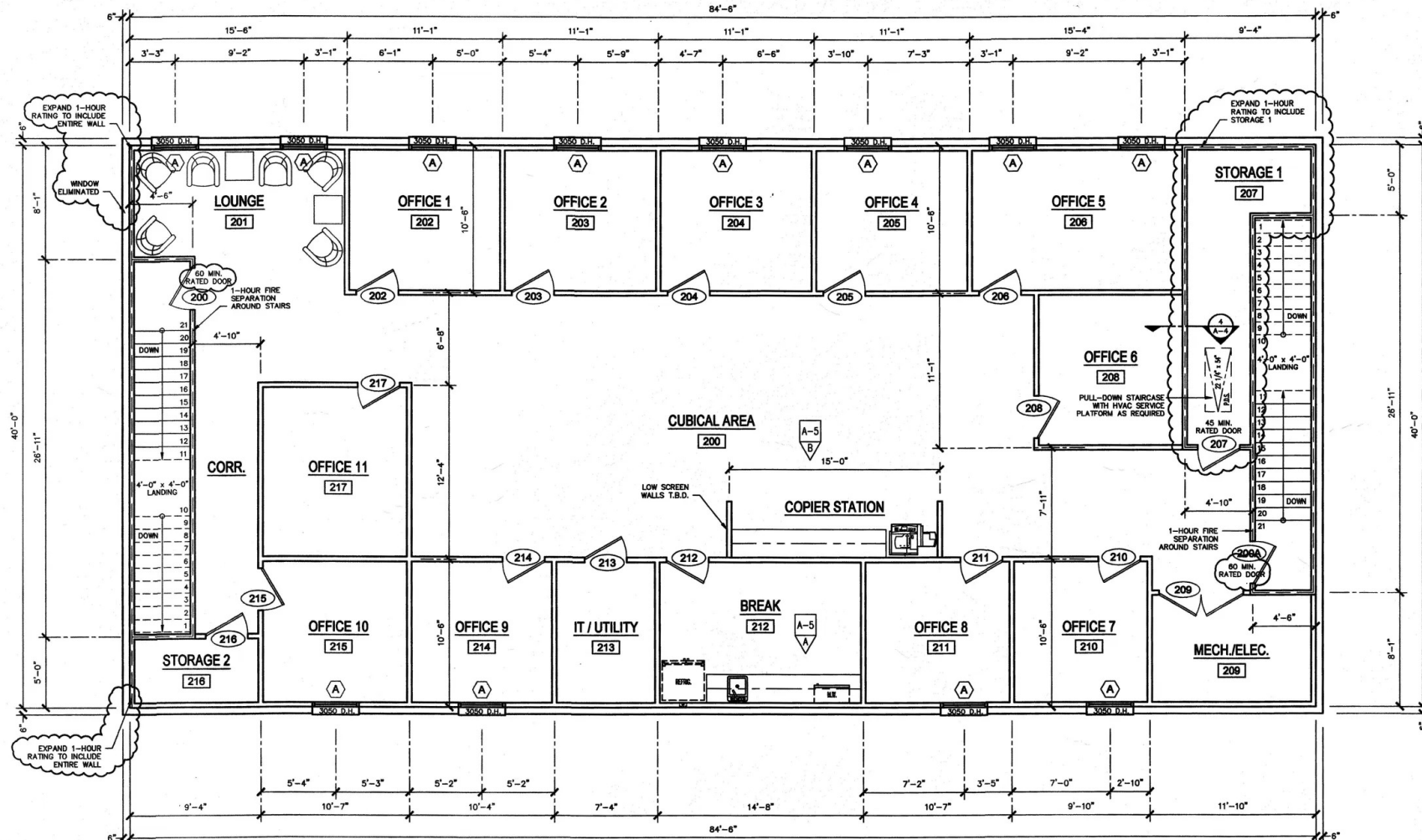
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PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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