



RIVER & ROCKET COMMERCE CENTER

23366 BIBB GARRETT ROAD, TANNER, AL 35671



FOR LEASE

Class A Industrial Space FOR LEASE

23366 Bibb Garrett Road
Tanner, AL 35671

BUILDING SIZE 305,760 SF

AVAILABLE 54,400 SF

LEASE RATE: \$7.50 PSF

TRIPLE NET

PROPERTY HIGHLIGHTS

- Concrete tilt-up construction
- 32' clear height
- Only 1.5 miles to the I-565/I-65 interchange
- Air service within 5 miles
- 50' x 52' bays + 60' speed bay
- 135' truck apron
- Cross dock design
- Drive-in ramps as needed
- 1000 Amp electrical service
- M-1 Light Industrial zoning



LOCATION DESCRIPTION

23366 Bibb Garrett Road in Tanner, AL offers an ideal location for industrial, warehouse and distribution operations. Situated in the thriving Huntsville market, this area is known for its strategic proximity to major transportation routes including I-65 and I-565, providing seamless access for logistics and distribution businesses. River & Rocket is situated just 1.5 miles the I-65/I-565 interchange, providing near immediate north/south and east/west corridor access. Just 5 miles from the property, Huntsville International Airport offers convenient air cargo options. River & Rocket is situated in close proximity to the Mazda Toyota Manufacturing (MTM) plant.



Information deemed reliable; not guaranteed.

JEREMY D. POPE, CCIM, SIOR

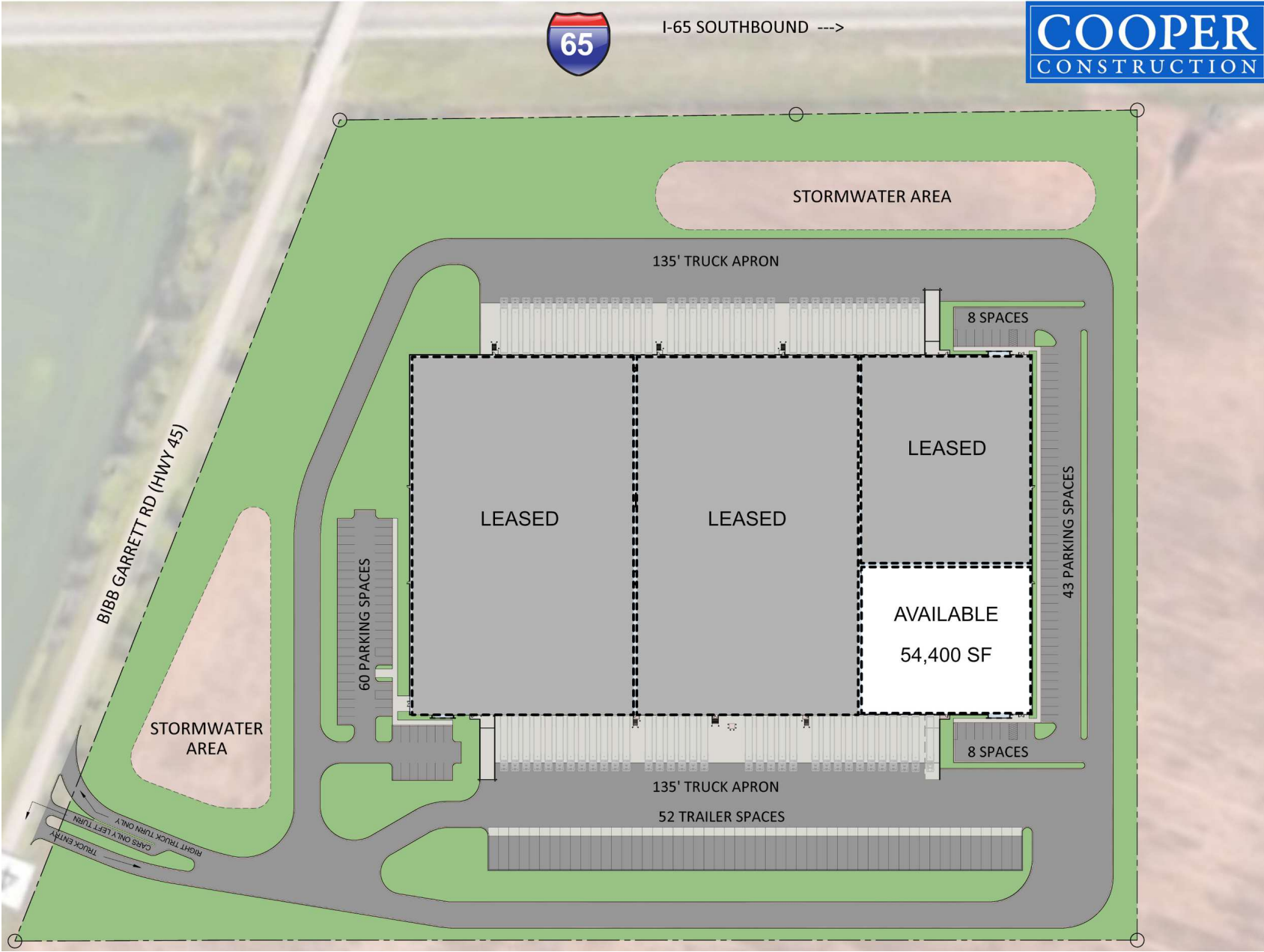
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