

# New Ownership Industrial/Flex Space

140 Sparkman Drive, Huntsville, AL 35803

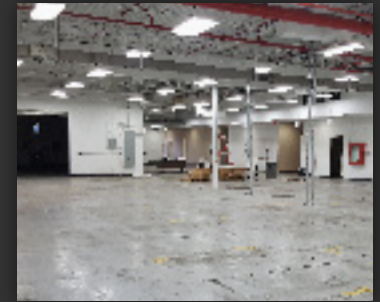
Call for Pricing  
**For Lease 233,884<sup>+/-</sup> Sq Ft**

## Property Highlights

- Significant improvements underway.
- Industrial/Manufacturing space.
- 18.41 acre campus setting.
- Multiple uses in four buildings totaling ~233,844.
- Perfect for manufacturing company headquarters, distribution center.
- Prominently located in Cummings Research Park, across from the University of Alabama Huntsville.
- Immediate access to I-565.
- Call for Pricing



For more information and to see other available properties, check out this listing at [chasecommercial.com](http://chasecommercial.com) or scan this QR code on your mobile device.



**NAI Chase Commercial**

Commercial Real Estate Services, Worldwide.

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**Erik Amason**

**C 703 405 9880**

[amasone@chasecommercial.com](mailto:amasone@chasecommercial.com)

# Industrial/Flex Space

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## Site Plan



**137,721** SF

- Two-story office building with some warehouse & manufacturing space
- 38,092 SF high-bay warehouse
- 10,906 SF light manufacturing
- 88,723 SF office/lab
- Fenced Storage
- Call for Pricing

**65,000** SF

- COMING SOON
- Outdoor Fenced Storage
- Call for Pricing

**81,351** SF

- 63,975 SF warehouse with 25' ceilings and up to 30" floors
- 17,376 SF recently renovated office space
- Fenced storage
- Call for Pricing

**10,312** SF

- Stand-alone high-bay warehouse facility
- 52' clear ceiling height
- 6" floors
- Fenced storage
- Call for Pricing

**4,500** SF

- Stand-alone warehouse facility
- Fenced storage
- Call for Pricing



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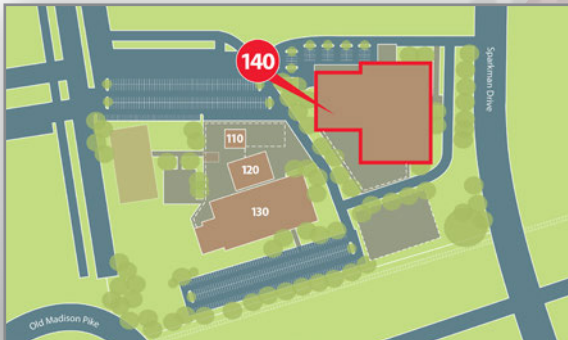
## Building 140



# 137,721 SF

### Building Highlights

- Two-story office building with some warehouse in attached add-on
- 38,092 SF high-bay warehouse
- 10,906 SF light manufacturing
- 88,723 SF office/lab
- Two 5-ton cranes
- Fully air-conditioned
- 5 docks
- 2 extra large drive-ins
- 3,000 Amp service substation on site
- Fenced-in outdoor storage space
- Call for Pricing



# Industrial/Flex Space

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## Building 130



# 81,351 SF

### Building Highlights

- Stand-alone warehouse facility
- 63,975 SF warehouse with 25' ceilings and up to 30" floors
- 17,376 SF recently renovated office space
- Fully air-conditioned warehouse
- 3,000 Amp service, substation on site
- Fenced-in outdoor storage space
- 2 large drive-ins
- Call for Pricing



# Industrial/Flex Space

140 Sparkman Drive, Huntsville, AL 35803

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**For Lease 233,884<sup>+/-</sup> Sq Ft**

## Building 120



# 10,312<sup>SF</sup>

### Building Highlights

- Stand-alone high-bay warehouse facility
- 52' clear ceiling height
- 6" floors
- Fully air-conditioned warehouse
- Fenced-in outdoor storage space
- Call for Pricing



# Industrial/Flex Space

140 Sparkman Drive, Huntsville, AL 35803

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**For Lease 233,884<sup>+/-</sup> Sq Ft**

## Building 110



## 4,500<sup>SF</sup>

### Building Highlights

- Stand-alone warehouse facility
- 2 extra large drive-ins
- Fully air-conditioned warehouse
- Fenced-in outdoor storage space
- Call for Pricing



# Industrial/Flex Space

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## Cummings Research Park

**29,000+**  
EMPLOYED

**12,500+**  
STUDENTS

**300+**  
COMPANIES

**4th**  
LARGEST  
Research Park in the world



As the second largest research and technology park in the U.S. and the fourth largest in the world, the 3,843-acre CRP campus just north of Redstone Arsenal is home to nearly 300 companies, 27,000+ employees, and 12,500+ students. Anchored by Fortune 1000 giants Boeing (2,900 employed), SAIC (2,746), Northrop Grumman (1,100), and Lockheed Martin (764) the park is populated with a vibrant mix of local and international high-tech companies. U.S. space and defense agencies, a thriving business incubator, and competitive higher-education institutions.

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## About the Area

**DEFENSE** Impact



**108,000**  
DIRECT/INDIRECT JOBS



**\$30 BILLION**  
FEDERAL IMPACT



**1 in 5 Jobs**  
DEFENSE RELATED



**70**  
DIFFERENT  
Federal Organizations

From defense to engineering, biotech, health care, advanced technology and automobile manufacturing, Huntsville's fast-growing region has written an astonishing success story of investment, expansion and job creation.



**#3**

"Best Place to Live in the U.S."



**Future of Tech**

"...is in These Three Cities, Including Huntsville"



**Best Place**

"...to Live for America's New Tech Hubs"



**#1**

"Best City for STEM Workers in America"



**#11**

"Job market in the nation"

Military, telecommunications, biotechnology, space, diversified manufacturing and many emerging specialties provide challenging work in delightful surroundings. The area enjoys a favorable cost of living and quality of life. Mountains, lakes, woodlands and the Tennessee River accommodate numerous recreational activities. A temperate climate enhances the season for outdoor sports, including world-class golf, hiking, biking, and fishing. Major concerts, Broadway and symphony performances, extensive permanent art collections and traveling exhibitions contribute to a wonderful way of life. Huntsville is proven to be one of the strongest markets in the Southeast, with unprecedented stability and the lowest vacancy rate in the region during economic downturns, outperforming competing markets due to its diversified economy. The unique resilience of the market is driven by dynamic demand from the Redstone

Arsenal, NASA's Marshall Space Flight Center, and from like minded tenants looking to co-locate in the Cummings Research Park. In addition, the private sector market is thriving and stands on its own as well with a burgeoning tech and auto industry influence, among others.

- Aerospace companies employ nearly 38,000 people in Huntsville, Madison County and Alabama.
- Huntsville is the location of choice for the best and brightest engineers and scientists.
- Highest concentration of engineers and tech workers in the country.
- Huntsville offers these workers a high quality of life with a low cost of living, a dynamic education system, and a proactive business community offering the infrastructure necessary for business growth.



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