

Industrial/Manufacturing with Office

505 Production Ave | Madison, AL 35758

56,610 Sq Ft
For Sale - \$7,200,000



Property Highlights

- ~20 ft clear height
- 50' x 54' column spacing
- ~17,000 sf expandable space
- 3 Phase, 480 volt, 2,500 AMP (capacity)
- Fully conditioned lab / manufacturing space
- 12,842 sf Class B office space, 2-3 conference rooms, reception area
- 43,768 sf lab / warehouse space
- Multiple men's & women's restrooms throughout with locker room & showers
- Five 7-ton HVACs & Fourteen 4-ton HVACs
- 6 electrical transformers providing staged and step downed power
- 1 dock high door
- 1 oversized drive-in door (20'W x 15'H)
- Compressed Air with Two compressors & Dryer system
- Roll up door at mezzanine from warehouse space for forklift loading and unloading
- Included in purchase: Cubicles, IT room wired with cooling unit, 2 deep sinks, 2 mop sinks
- Warranty on Dryer System available for transfer to Purchaser
- Security system in place
- Possible financing option
- Lease Option Available

Location



NAI Chase Commercial

Commercial Real Estate Services, Worldwide.

P.O. Box 18153, Huntsville, AL 35804
www.chasecommercial.com

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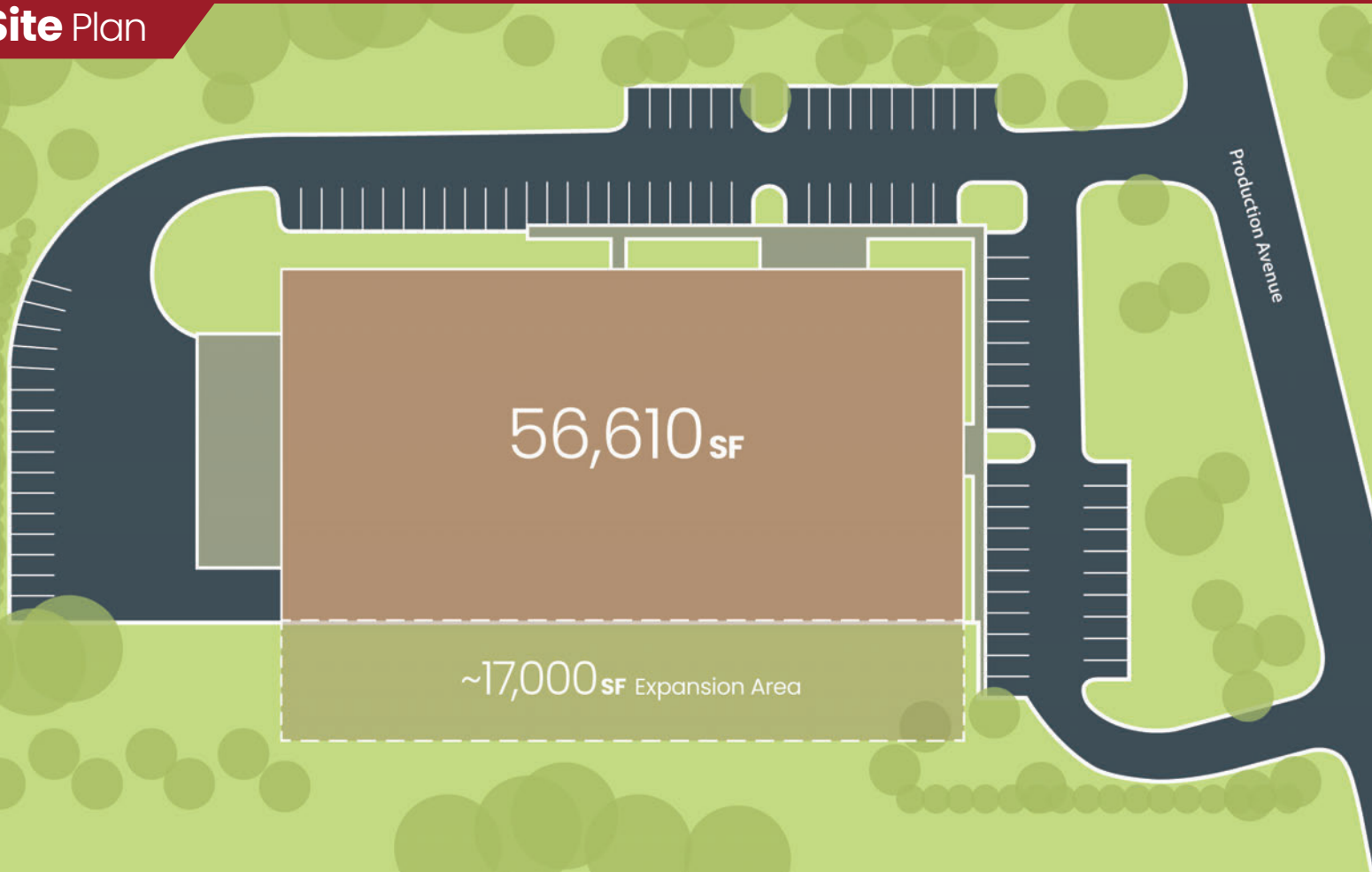
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Site Plan



Property Description

This institutional-grade building located in the Jetplex Circle Industrial Park appeals to both speculative investors and owner/users, boasting a modern design with lab/manufacturing space and top-notch amenities. The second level is serviced by elevator, manufacturing features compressed air with redundant compressors, oversized drive-in doors, multiple electrical transformers boasting 3 phase power with 2,500-amp capacity.

With plug-and-play potential, high-capacity power supply, and convenient access to major roadways,

this property offers a prime location between Huntsville, Nashville, and Birmingham. The strategically located building provides easy access to I-565, I-65, highways 20 and 72, County Line Road, and Huntsville International Airport- key transportation routes, ideal for businesses in the area.

Featuring a spacious 56,610 sf gross leasable square feet, an expandable area to accommodate up to a 17,000 sf footprint, tilt-up concrete construction, and ample parking, this property is a versatile investment opportunity.

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Site Plan

Total:
56,610 Sq Ft



First Floor

Second Floor



More Information



For more information and to see other available properties, check out this listing at chasecommercial.com or scan the QR code on your mobile device.

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Property Photos



Location Description

Located in the Jetplex Circle Industrial Park in Madison, AL, this area offers proximity to leading technology and aerospace companies, making it an attractive hub for innovation and business growth. With easy access to major highways and Huntsville International Airport, this location facilitates seamless connectivity for employees and clients.

Area Demographics

	Total Households	Total Population	Average HH Income
2 Miles	1,796	4,429	\$94,262
4 Miles	12,363	29,759	\$114,465
6 Miles	26,199	65,378	\$114,261

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Area Employers and Points of Interest



MAZDA TOYOTA MANUFACTURING **BUFFALO ROCK** **CINTAS**
amazon fulfillment **HARLEY-DAVIDSON MOTORCYCLES** **TARGET DISTRIBUTION CENTER**
POLARIS **Peterbilt** **AVERITT**

GREENBRIER PARKWAY - 4 miles



505 PRODUCTION AVENUE

FedEx
Ship Center

HUNTSVILLE INTERNATIONAL AIRPORT

3 miles

565 VPD: 72,830

MADISON VPD: 23,808

BAE SYSTEMS **BOEING**
KOHLER **SAIC** **BLUE ORIGIN**
SES **NAVISTAR** **Dynetics**

HEXAGON US FEDERAL
PCA PACKAGING CORPORATION OF AMERICA
GRIFFON AEROSPACE

TOWN MADISON **TOYOTA FIELD**

4 miles

Zeirdt Road

Martin Road

Redstone Arsenal
NASA
US FEDERAL GOVERNMENT
ARMY
NAVY
AIR FORCE
MARINE CORPS
COAST GUARD

10 miles

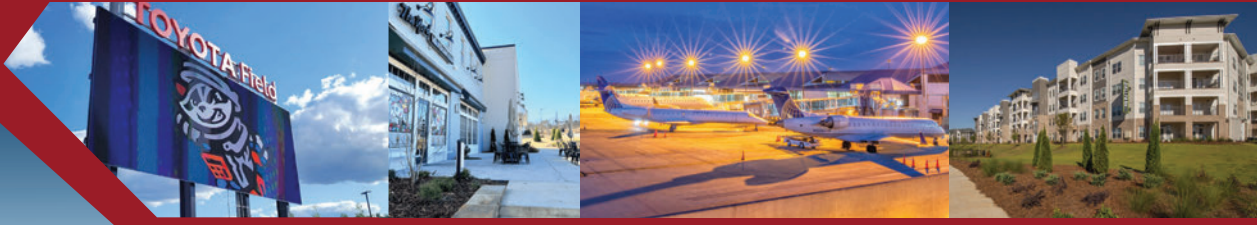
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Area Amenities



505 PRODUCTION AVENUE

VPD: 23,808

565 VPD: 72,830

DECATUR

HUNTSVILLE INTERNATIONAL AIRPORT

Wall Triana Hwy

Zeirdt Road

Martin Road

County Line Rd

Madison Blvd

Walmart DOLLAR TREE

MADISON

Publix Walgreens CAVA
Taco Haha Panera Bread Outback Steakhouse
Edgar's Starbucks Mee's Original Five Guys
Chipotle Mexican Grill J. Alexander's Restaurant The Yard Sizz'N

B.J.'s DULUTH TRADING Co. Backer Barrel
Furniture Row Old Time Pottery Zaxby's
O'Reilly the Y Pep Boys

RED X FITNESS
ALABAMA credit union
SUBWAY
Little Caesars Pizza
STEM AND STEIN WINE CELLAR & BAR

daisy lane gifts
SONIC Wendy's O'Reilly
mcco's DQ Dunkin' Donuts

publix Walgreens
IRONTRIBE
TIGER-ROCK
Lucia's

Advance Auto Parts
FIREHOUSE SUBS
ABC SPORTS

TOWN MADISON TOYOTA FIELD