

HUNTSVILLE LOGISTICS CENTER

7700 Gunters Way, Huntsville, AL 35756

NEW CLASS A INDUSTRIAL DEVELOPMENT
NOW LEASING

3-BUILDING INDUSTRIAL PARK, UP TO 1.5 MILLION SQUARE FEET

**JH
BERRY**
Commercial Real Estate

FLINT
DEVELOPMENT

PROFESSIONALLY MARKETING BY:

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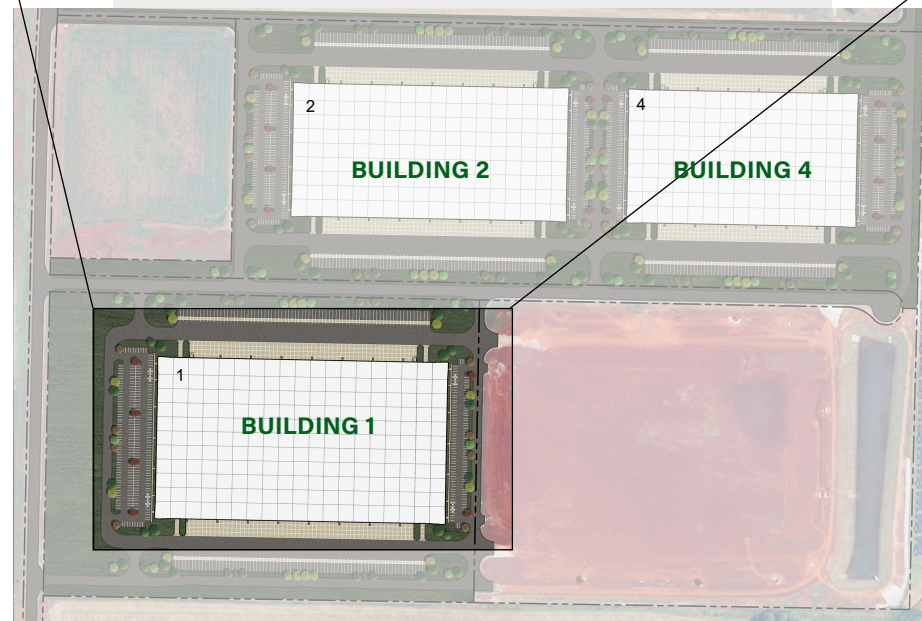
THREE BUILDINGS TOTALING OVER **1.5 MILLION** SQUARE FEET

- Total Site Size: +/- 95 acres
- Building 1 – Core and Shell Complete – Ready for Tenant Buildout
- Building 2 – Core and Shell Complete – Ready for Tenant Buildout
- Building 4 – Pad ready to start construction – Delivery to be determined
- Space Sizes Range from +/- 126,900 SF and up to +/- 939,060 combined
- Building 2 & 4 expandable to +/- 939,060 SF
- Buildings 2 & 4 can accommodate large SF tenant users with heavy transportation or utility needs with an expandable building connection



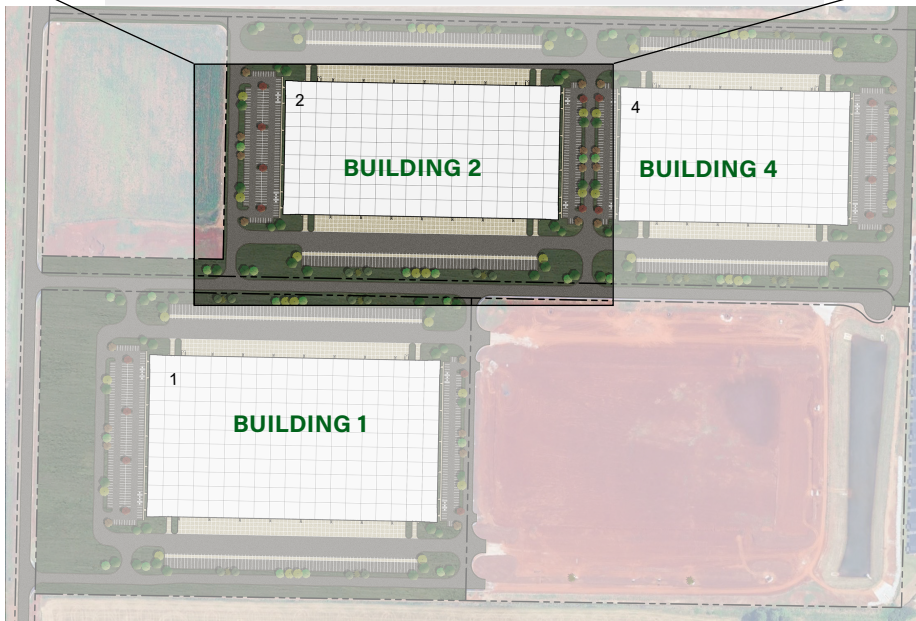






BUILDING 1

Building Square Footage	127,315 SF up to 587,645 SF
Clear Height	40' clear
Column Spacing	54'-0" x 50'-0" 60'-0" speed bay
Building Dimensions	1026' x 570'
Truck Court Depth	185' Total 55' trailer stall plus 130' truck court
Auto Parking	374 spaces
Trailer Parking	150 spaces
Exterior Walls	Reinforced Tilt-up Concrete Wall Panels with Textured Painted Finish
Structural Steel	12" x 12" Columns / Steel Bar Joists / White Roof Deck
Slab Construction	7" Unreinforced 4,000 PSI
Vapor Barrier	10 Mil Vapor Barrier Under the Slab at Each Building Corner
Dock Doors (9'x10')	59 Built 51 Future 110 Total
Drive-In Doors (12'x14')	4
Roofing	45 Mil White TPO with R-25 Insulation
Warehouse Heating	Make-Up Air Units to Maintain 55 Degrees Minimum
Fire Protection	ESFR
Electrical Service	4000 Amps 480/277V
Lighting	LED, 30 F.C.
Office	Build to Suit

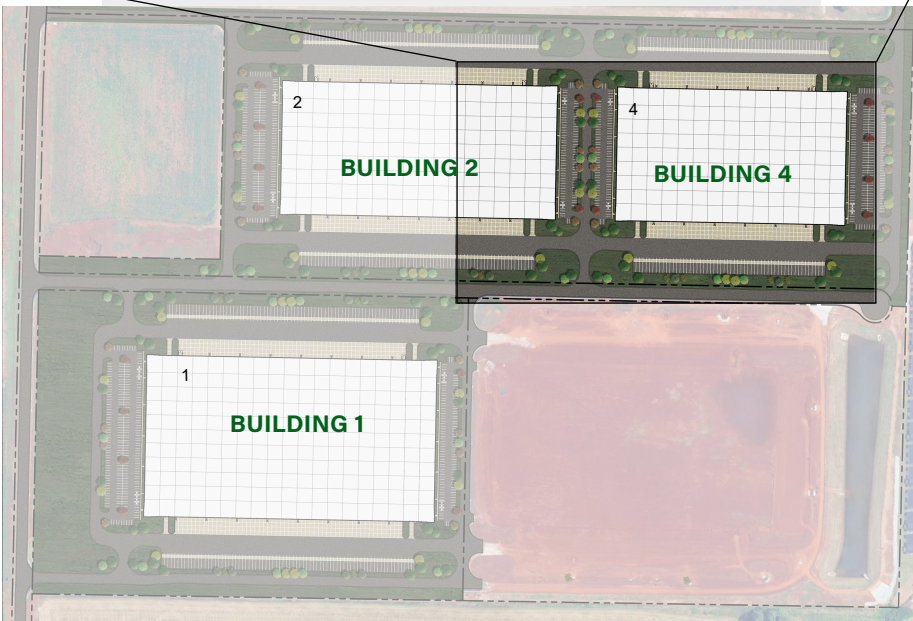


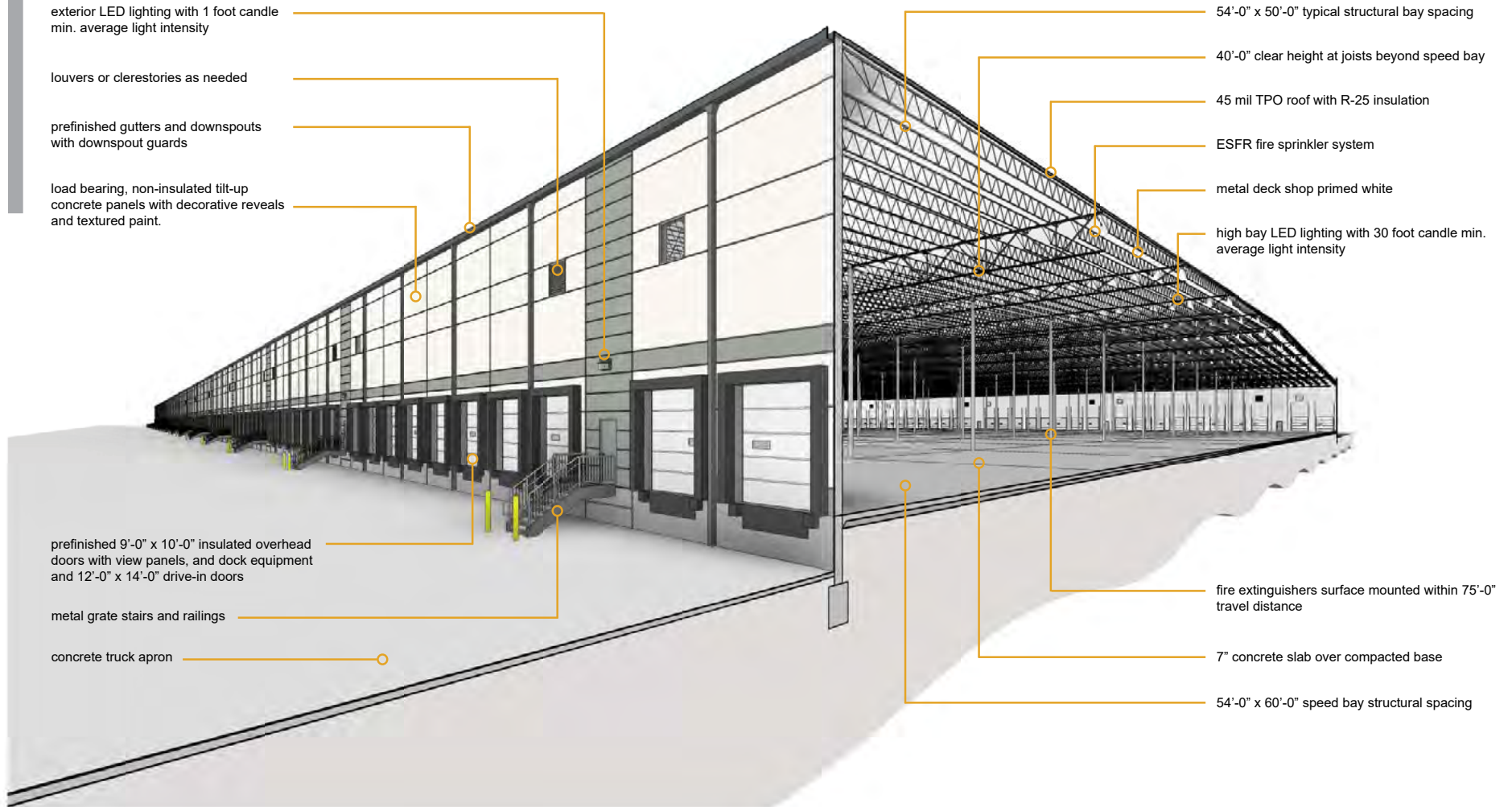
BUILDING 2

Building Square Footage	102,810 SF up to 459,455 SF
Clear Height	40' clear
Column Spacing	54'-0" x 50'-0" 60'-0" speed bay
Building Dimensions	972' x 470'
Truck Court Depth	185' Total 55' trailer stall plus 130' truck court
Auto Parking	310 spaces
Trailer Parking	140 spaces
Exterior Walls	Reinforced Tilt-up Concrete Wall Panels with Textured Painted Finish
Structural Steel	12" x 12" Columns / Steel Bar Joists / White Roof Deck
Slab Construction	7" Unreinforced 4,000 PSI
Vapor Barrier	10 Mil Vapor Barrier Under the Slab at Each Building Corner
Dock Doors (9'x10')	46 Built 57 Future 103 Total
Drive-In Doors (12'x14')	4
Roofing	45 Mil White TPO with R-25 Insulation
Warehouse Heating	Make-Up Air Units to Maintain 55 Degrees Minimum
Fire Protection	ESFR
Electrical Service	4000 Amps 480/277V
Lighting	LED, 30 F.C.
Office	Build to Suit

BUILDING 4

Building Square Footage	383,064 SF
Clear Height	40' clear
Column Spacing	54'-0" x 50'-0" 60'-0" speed bay
Building Dimensions	810' x 470'
Truck Court Depth	185' Total 55' trailer stall plus 130' truck court
Auto Parking	293 spaces
Trailer Parking	114 spaces
Exterior Walls	Reinforced Tilt-up Concrete Wall Panels with Textured Painted Finish
Structural Steel	12" x 12" Columns / Steel Bar Joists / White Roof Deck
Slab Construction	7" Unreinforced 4,000 PSI
Vapor Barrier	15 Mil Vapor Barrier Under the Slab at Each Building Corner
Dock Doors (9'x10')	38 Built 43 Future 81 Total
Drive-In Doors (12'x14')	4
Roofing	45 Mil White TPO with R-25 Insulation
Warehouse Heating	Make-Up Air Units to Maintain 55 Degrees Minimum
Fire Protection	ESFR
Electrical Service	4000 Amps 480/277V
Lighting	LED, 30 F.C.
Office	Build to Suit





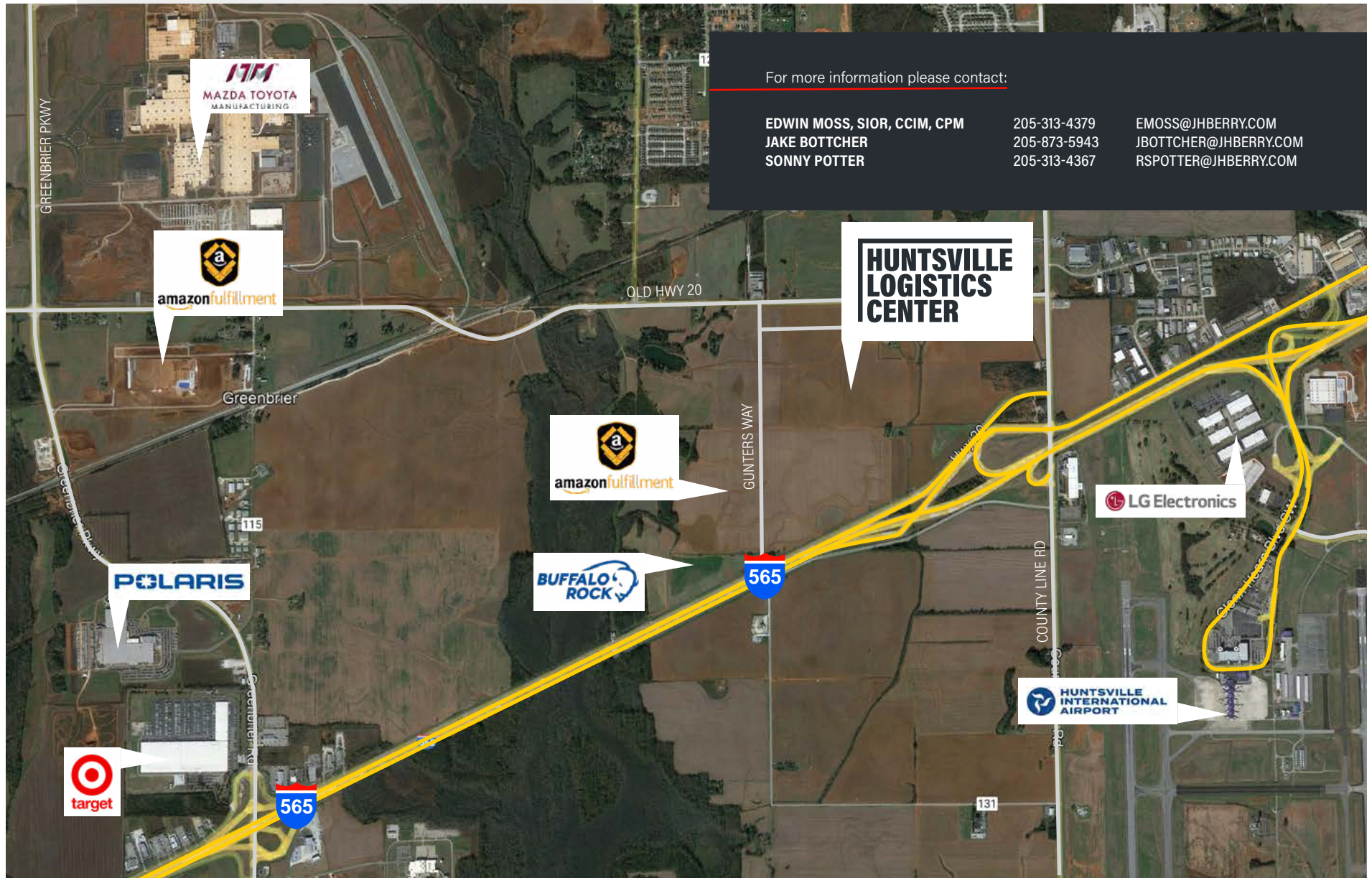
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SITE LOCATION



HUNTSVILLE LOGISTICS CENTER

HUNTSVILLE CORPORATE VIEW



HUNTSVILLE LOGISTICS CENTER

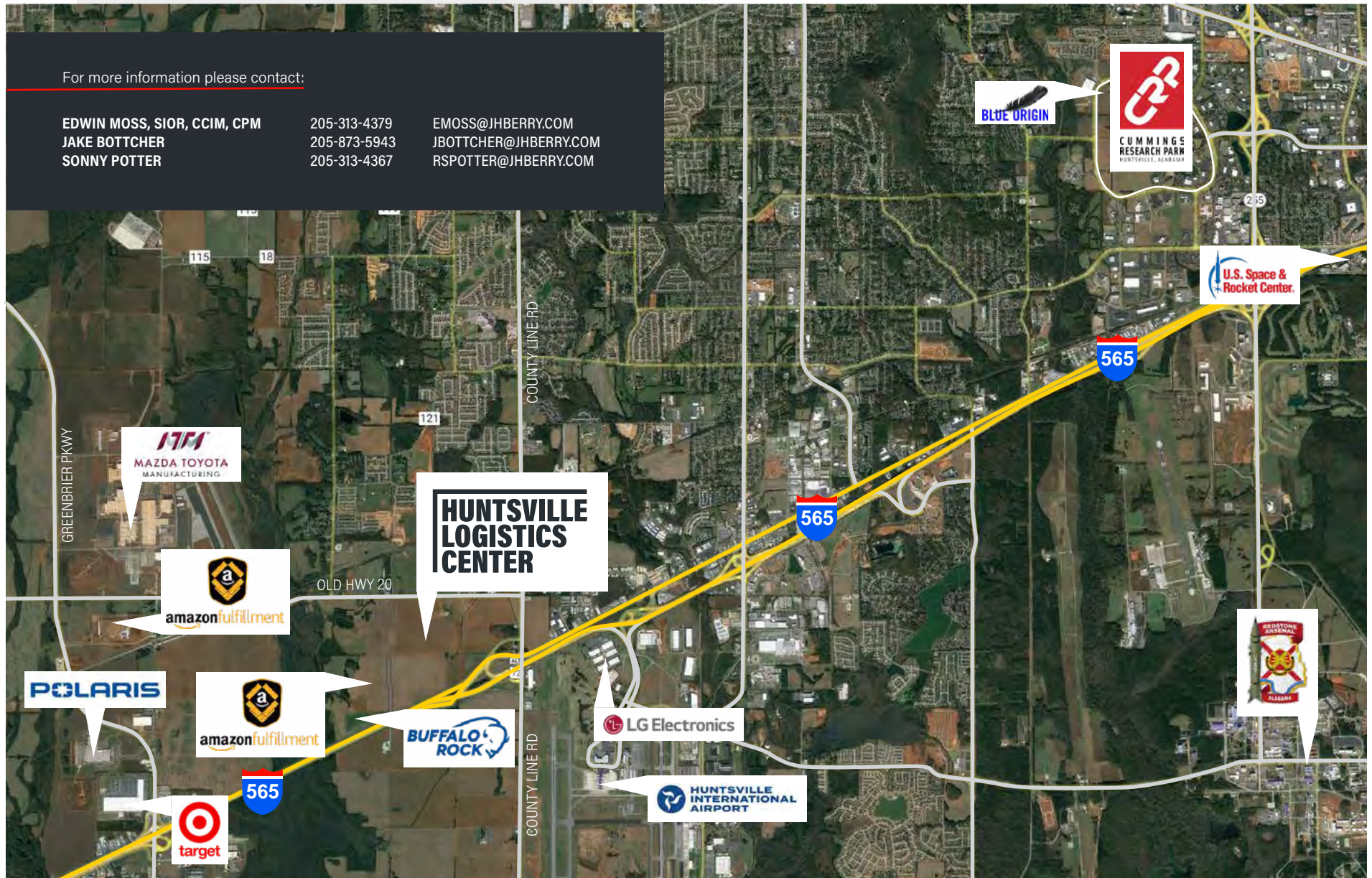
HUNTSVILLE CORPORATE VIEW

For more information please contact:

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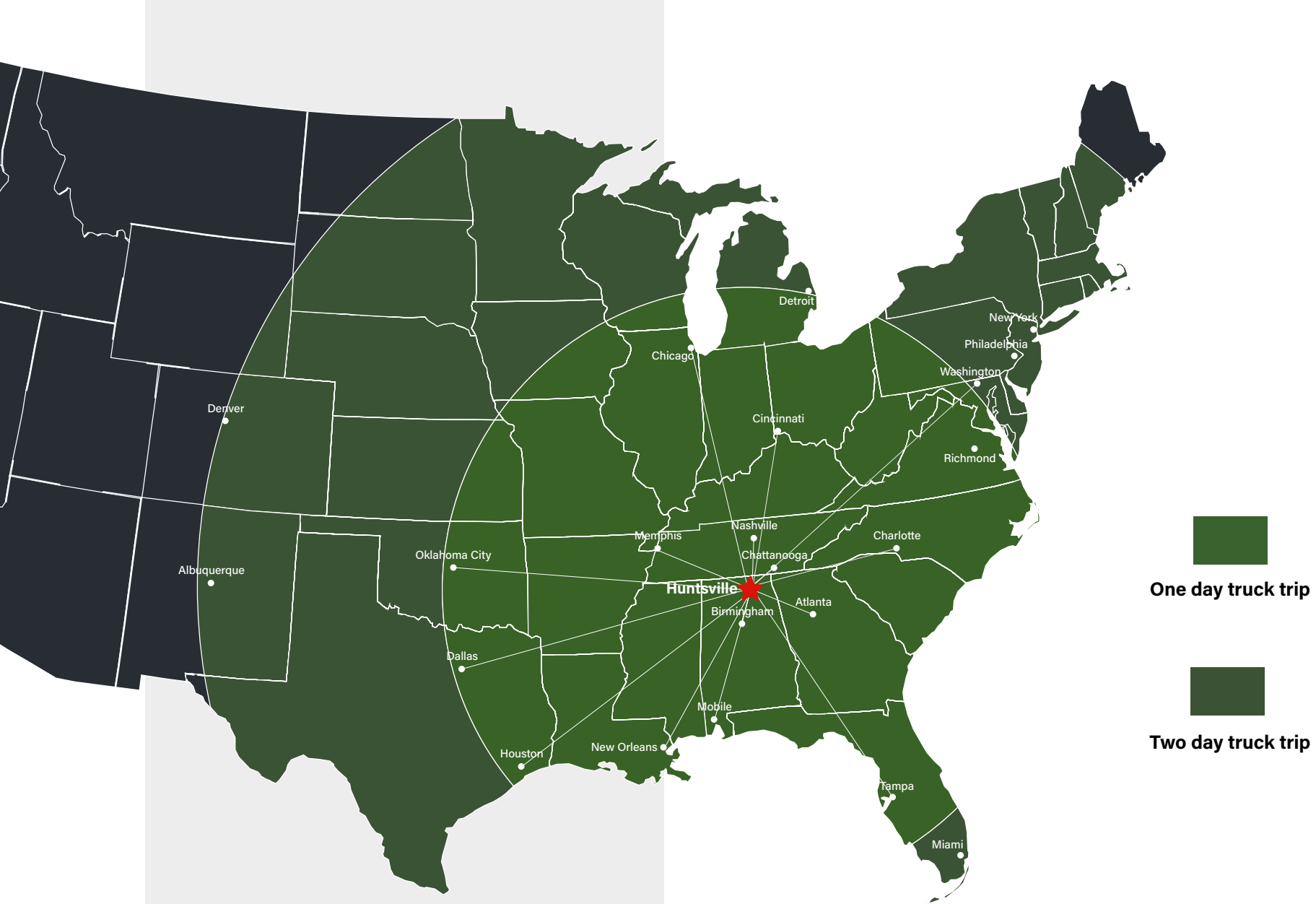
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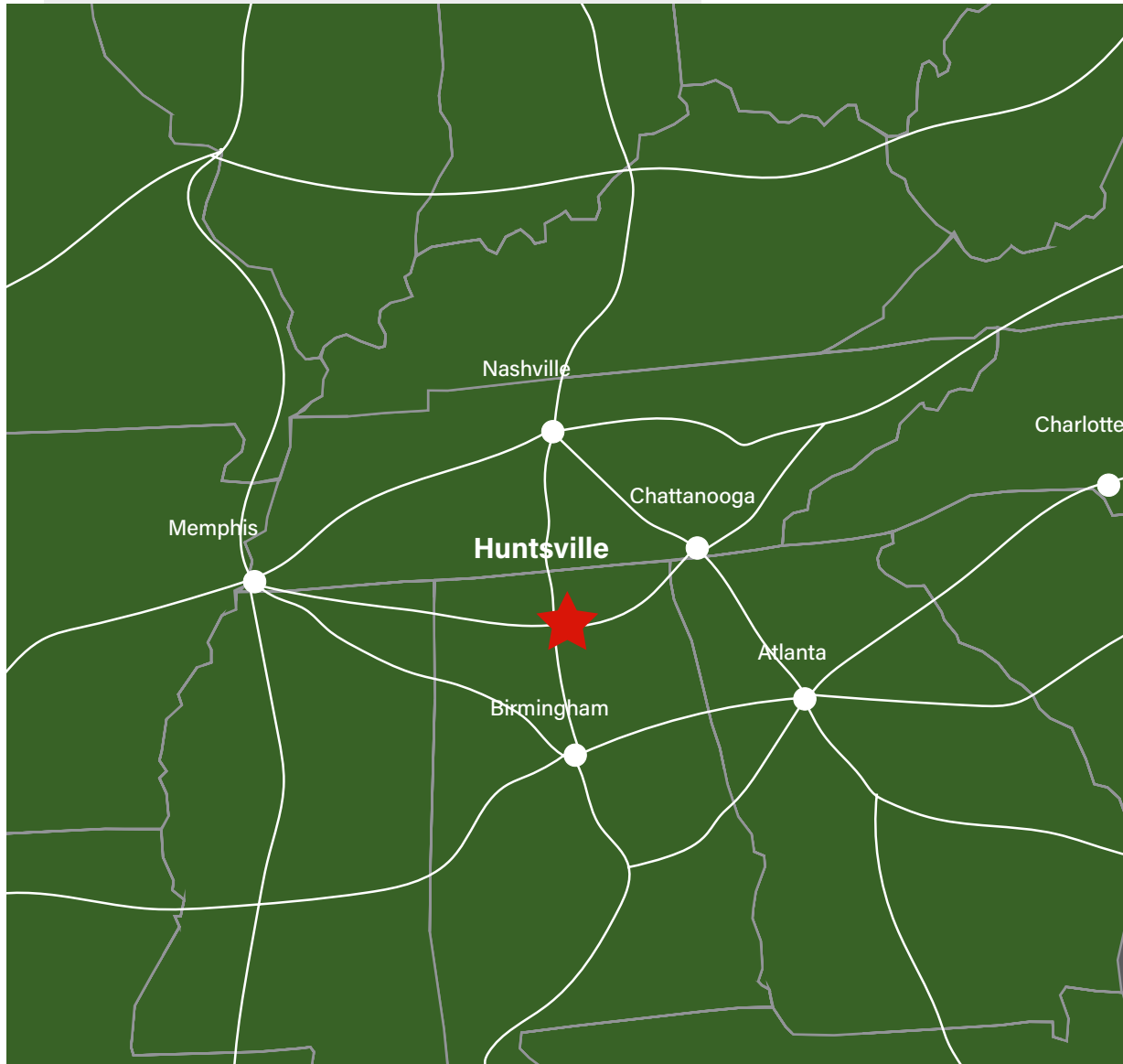
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HUNTSVILLE LOGISTICS CENTER

ACCESS TO KEY MARKETS



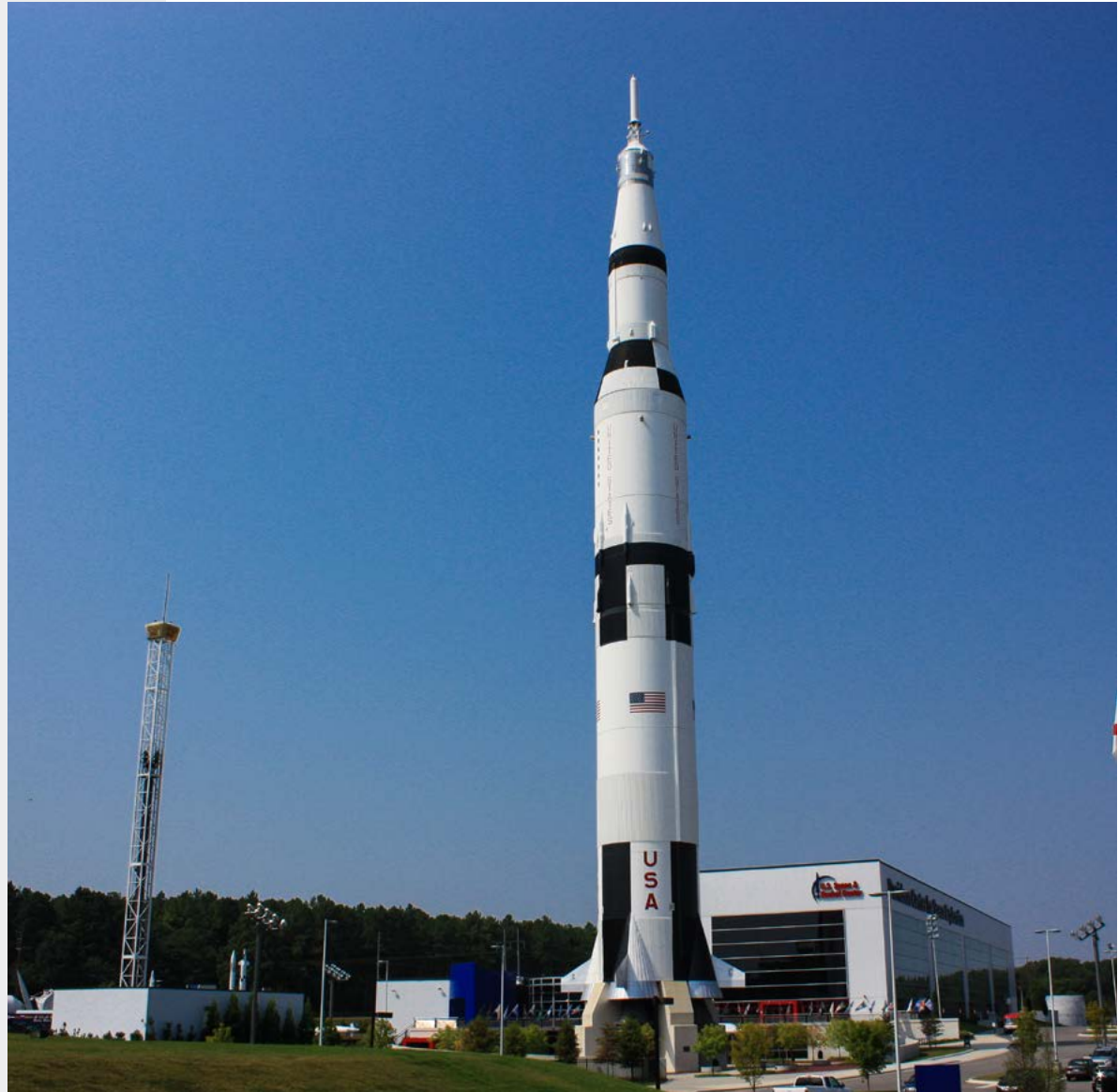


City:	Miles:	Time:
Birmingham	90 mi	1.5 hrs
Nashville	115 mi	2 hrs
Chattanooga	115 mi	2 hrs
Memphis	205 mi	3.5 hrs
Atlanta	235 mi	3.5 hrs
Charlotte	425 mi	7hrs

Huntsville is the fastest-growing city in Alabama. A 2021 study by SmartAssets, ranks Huntsville as the sixth best city in the country to work in manufacturing. It has two major interstates (I65 and I565) and two major state highways (231 and 431) running through the heart of the city. Huntsville is well-known for its short drive times. The city is investing more than a quarter billion dollars over the next decade to improve and expand the capacity of the existing network.

The Huntsville community is the economic driver for the North Alabama Region.

With a 13-county regional population of 1.1 million people, the economy is strong and growing. Military, space, telecommunications, biotechnology, diversified manufacturing and a variety of 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 collections and traveling exhibitions contribute to a wonderful way of life.



Economic Drivers



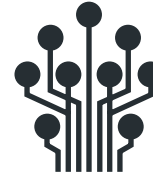
15%
FEDERAL
GOVERNMENT
(DoD, FBI, NASA)



12%
RESEARCH,
DEVELOPMENT &
ENGINEERING



10%
BIOSCIENCES,
LIFESCIENCES &
MEDICAL



12%
INFORMATION
TECHNOLOGY &
CYBER SECURITY



11%
ADVANCED
MANUFACTURING
& LOGISTICS

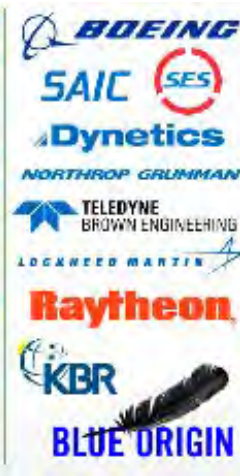


6%
EDUCATION &
UNIVERSITIES

Leading Employers per Sector



FEDERAL
GOVERNMENT



RESEARCH,
DEVELOPMENT &
ENGINEERING



HEALTHCARE &
BIOSCIENCES



INFORMATION
TECHNOLOGY & CYBER
SECURITY



ADVANCED
MANUFACTURING &
LOGISTICS



EDUCATION &
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ACCESS TO KEY MARKETS

