



**20,042 SF CLASS A INDUSTRIAL SPACE FOR LEASE**

## **RESEARCH PARK BLVD DISTRIBUTION CENTER**

6358 RESEARCH PARK BLVD NW  
HUNTSVILLE, ALABAMA 35806



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## PROPERTY DESCRIPTION

Research Park Blvd Distribution Center is a 145,274 square foot, Class “A” office/showroom/warehouse/distribution facility that is located on a high visible, easily accessible 11.6 acre site on Research Park Blvd. Due to the extensive traffic on Research Park Blvd. (which exceeds an average of 20,000 vehicles per day) and the visibility of the site, the building was designed to include architecturally articulated reveals, storefront glass entrances, & attractive entrance canopies.

The building accommodates businesses that require a retail showroom to tenants that require bulk warehouse space. Designed to provide high functionality, the facility offers a 125 foot truck court, a 32 foot clear ceiling heights, and a 60’ by 56’ structural bay layout allowing tenants to efficiently design their custom interior layout.

The strategic location on Research Park Blvd allows occupants to be at the Toyota Motor Manufacturing, Alabama, Inc. (TMMAL) plant, Facebook Data Center, Cummings Research Park & Redstone Arsenal in minutes.

## PROPERTY HIGHLIGHTS

- 20,042 SF Available with 4 dock doors
- Unsurpassed visibility
- Building divisible into smaller suites
- 32’ clear height
- 60 x 56 column spacing
- Office & high-bay warehouse space designed & constructed to meet your tenants’ specific requirements. Tenant improvement allowance available
- Ample parking
- Attractive architectural design
- ESFR fire protection system
- Windows & prismatic skylights for natural day lighting & aesthetics

## OFFERING SUMMARY

**20,042**

SF AVAILABLE

**NEGOTIABLE**

LEASE RATE

**AVAILABLE NOW**

AVAILABILITY DATE

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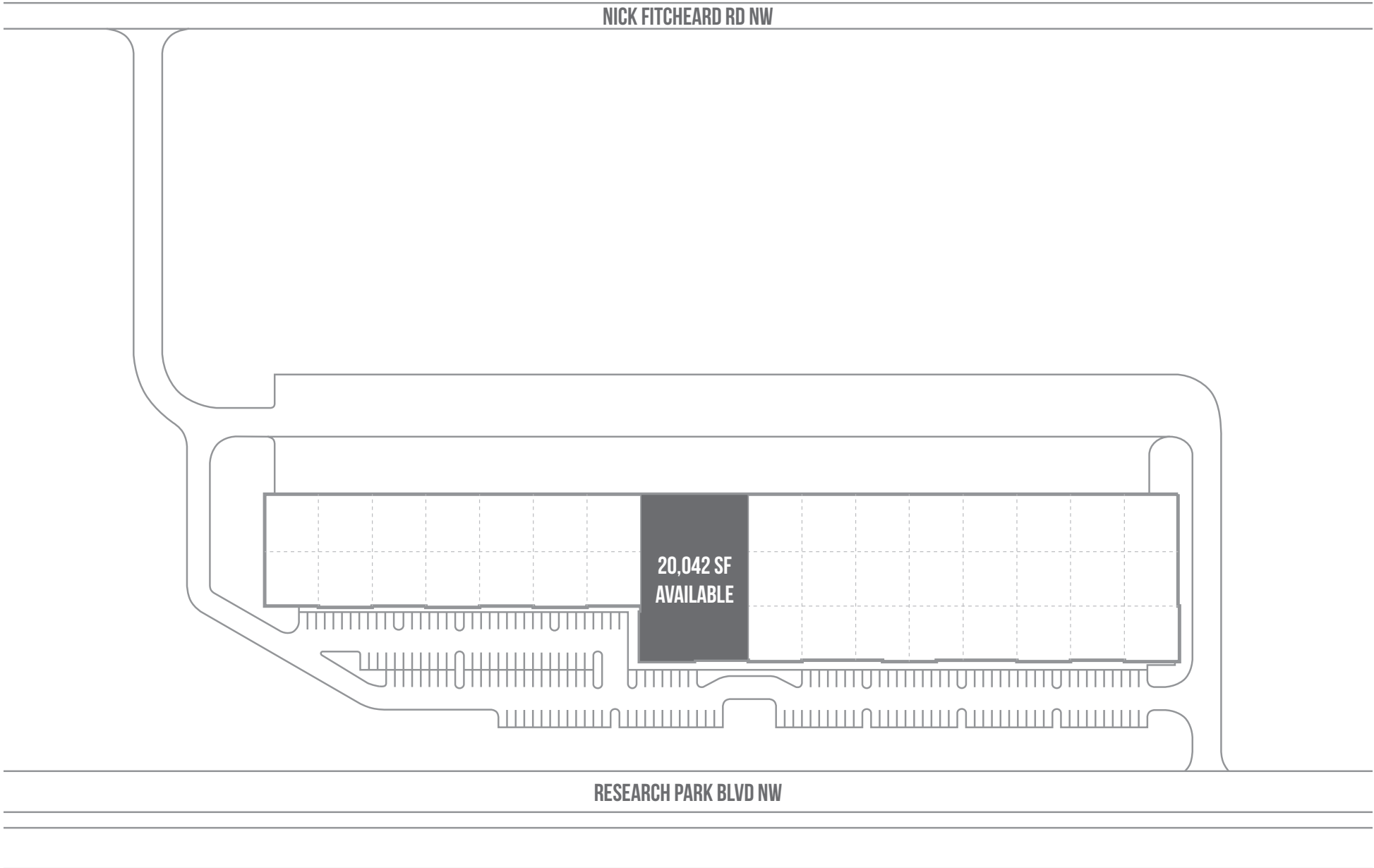


## SITE PLAN

NICK FITCHEARD RD NW

20,042 SF  
AVAILABLE

RESEARCH PARK BLVD NW





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## SITE OVERVIEW



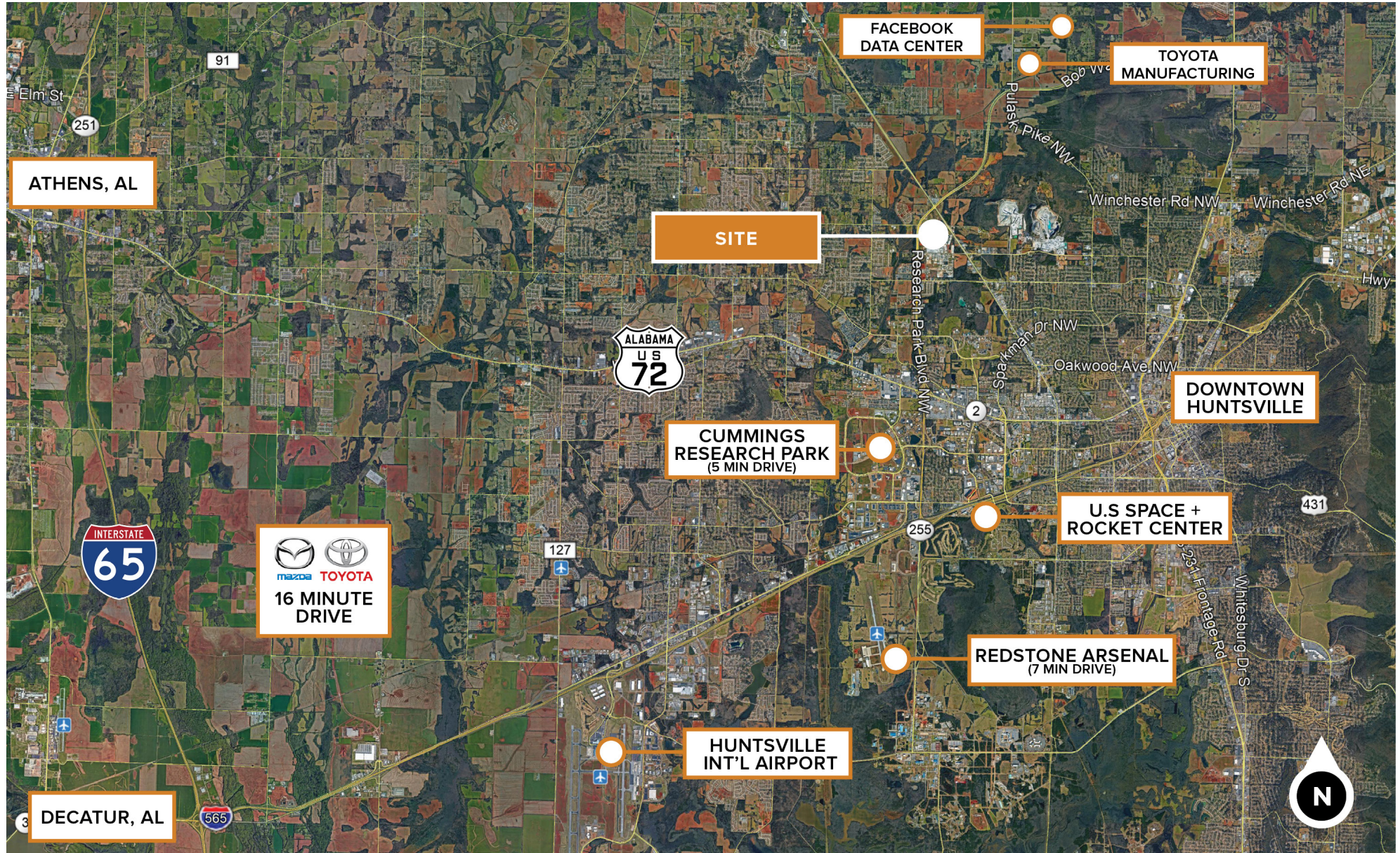


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## LOCATION





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## BUILDING SPECIFICATIONS

### BUILDING INFORMATION

AVAILABLE SF	20,042 SF
BUILDING DEPTH	178'
AUTO PARKING	193 SPACES
TRUCK COURT	125' DEEP
TRUCK PAD	60' DEEP

### GENERAL INFORMATION

DELIVERY DATE	AVAILABLE NOW
CONDITION	NEW CONSTRUCTION
PROPERTY TYPE	INDUSTRIAL
ZONING	C-4 HWY BUSINESS DISTRICT
JURISDICTION	CITY OF HUNTSVILLE, AL
SITE ACREAGE	11.6 ACRES

### TRANSPORTATION

NEAREST INTERSTATE	I-565 : 7 MILES, I-65 : 18 MILES
NEAREST HIGHWAY	HWY 72 WEST : 3 MILES
HUNTSVILLE INT'L AIRPORT (HSV)	13 MILES
PORT OF DECATUR	25 MILES

### OPERATING/MECHANICAL INFORMATION

UTILITIES PROVIDER	CITY OF HUNTSVILLE
AMPS	2,500
SEWER LINE SIZE	8"
WATER LINE SIZE	12"
NATURAL GAS LINE SIZE	6"
HEATING SYSTEM	YES
SPRINKLERS	ESFR FIRE PROTECTION SYSTEM

### STRUCTURAL INFORMATION

CONSTRUCTION	8" CONCRETE TILT-UP
ROOF	INSULATED TPO
FLOOR	6" REINFORCED, 4,000 PSI
CLEAR HEIGHT	32' CLEAR
BAY COLUMN SPACING	60' X 56'

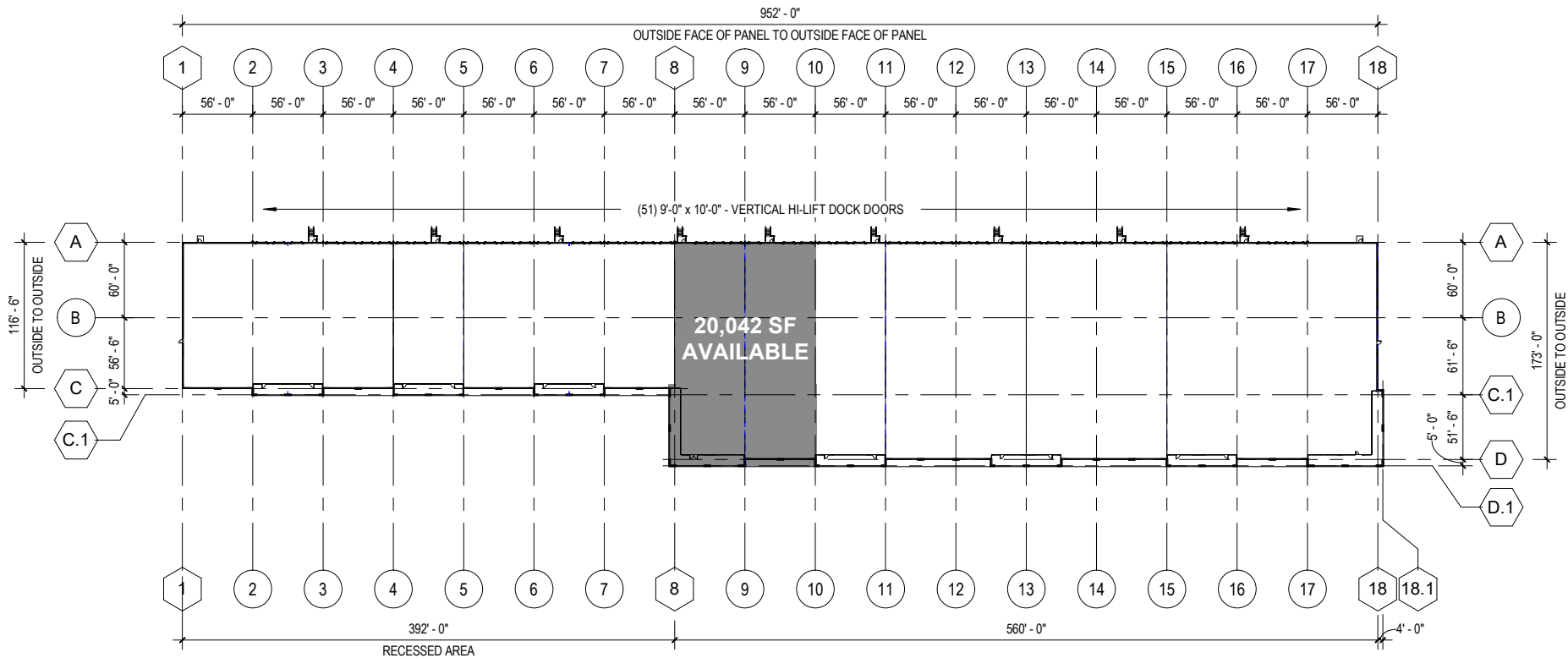


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## DEMISING PLAN



## TENANT SEPARATION DIAGRAM

1  
SK-3

1" = 80'-0"

**FOR MORE INFORMATION,  
PLEASE CONTACT:**

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