



FOR LEASE

4905 MOORES MILL ROAD

KURT JENSEN 262-308-0008 | KURT@PHOENIXINVESTORS.COM

1,361,882 SF

HUNTSVILLE, AL



PHOENIX

INVESTORS

Opportunity. Execution. Value Creation.

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



PROPERTY HIGHLIGHTS



**100% ZONED AIR
CONDITIONING**



100% FENCED



3 MILES FROM I-565



**LOCATED IN
OPPORTUNITY
ZONE**



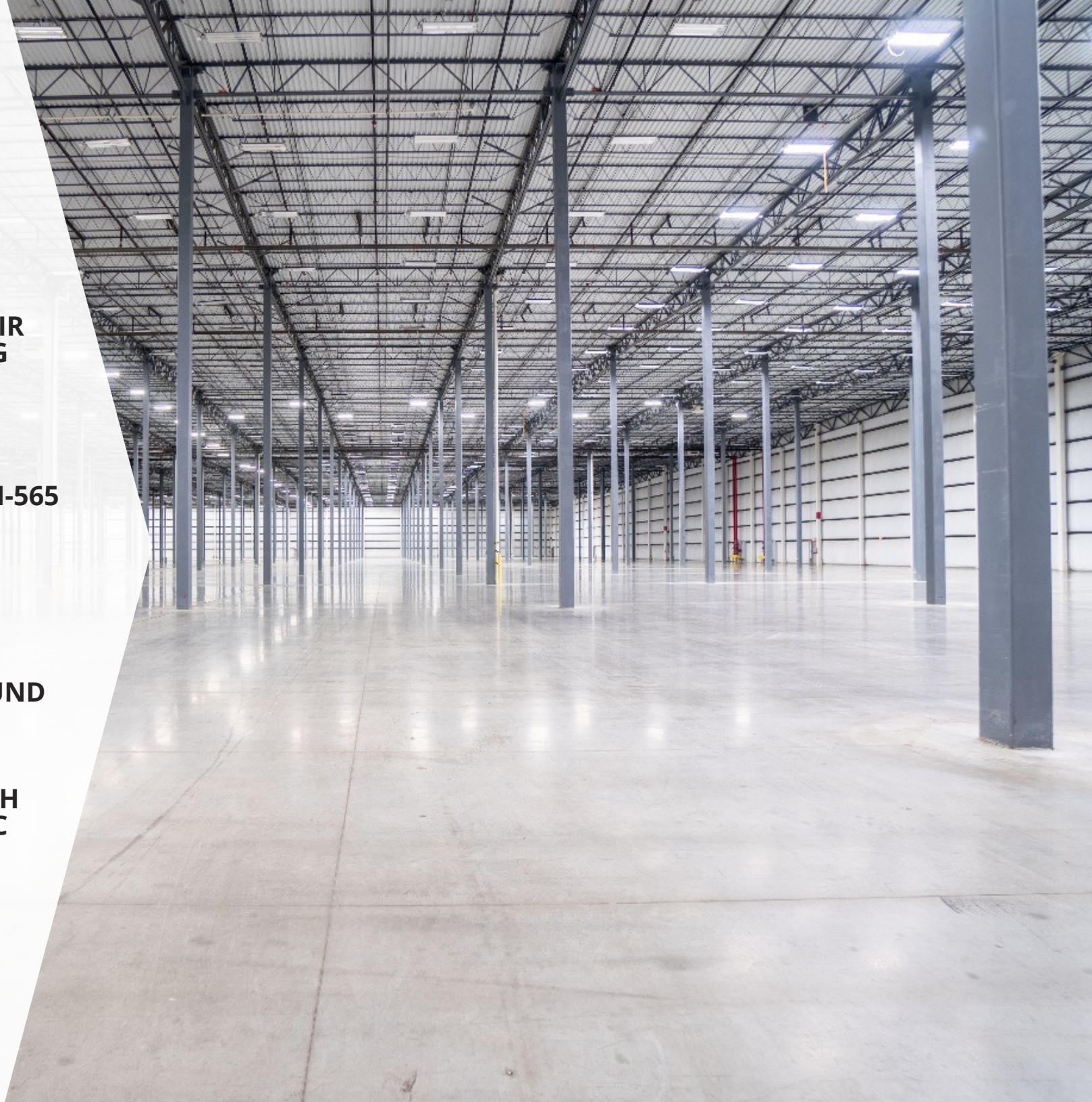
**TWO 10' INBOUND
WATER MAINS**



**LAB SPACE WITH
ELECTROSTATIC
EPOXY SEALED
FLOORING**



**MULTIPLE
KOHLER
GENERATORS**



PROPERTY DETAILS

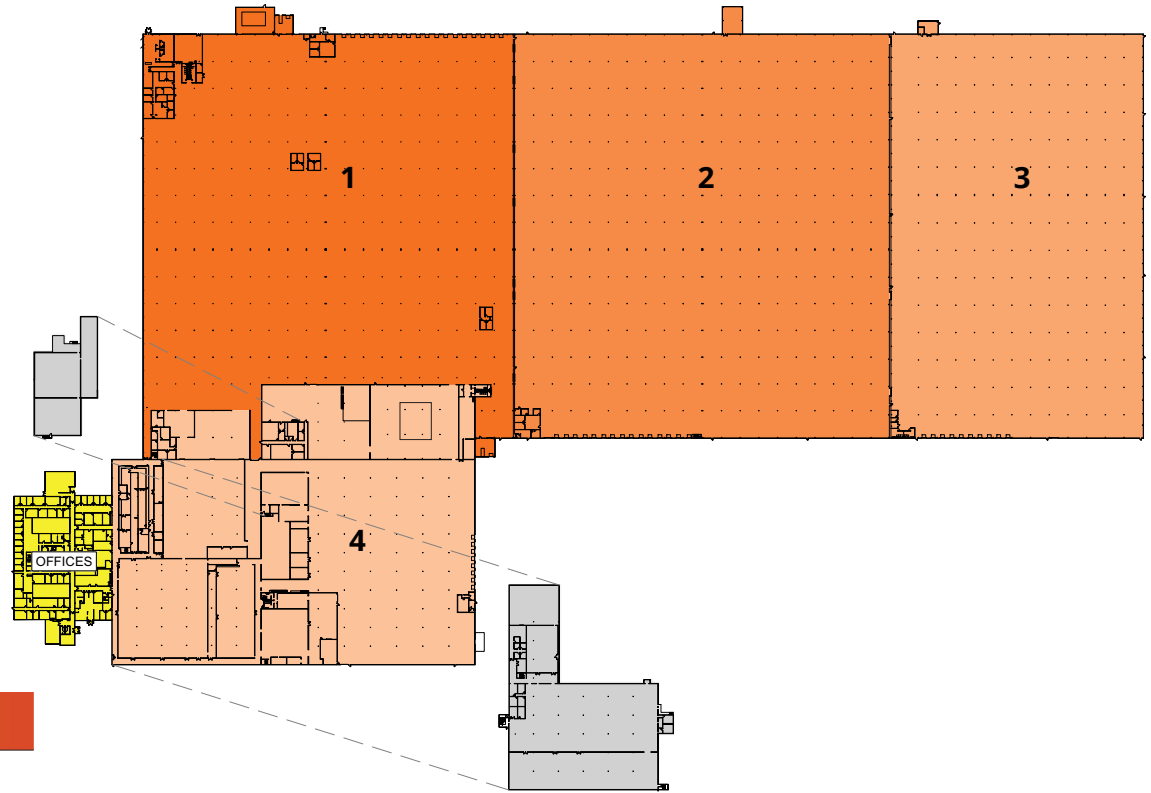
4905 MOORES MILL ROAD | HUNTSVILLE, AL

BUILDING SIZE	1,361,882 SF
AVAILABLE SPACE	1,361,882 SF
MINIMUM DIVISIBLE	125,447 SF
WAREHOUSE SPACE	1,341,000 SF
OFFICE SPACE	32,378 SF
FLOORS	1
DOCKS	50 w/ Option to Add More
DRIVE-IN DOORS	6
CLEAR HEIGHT	29' - 42'
COLUMN WIDTH/DEPTH	50' x 25' and 40' x 30'
ROOF	TPO and Metal
WALLS	Metal and Masonry
FLOORS	6" Reinforced Concrete Laser Levelled
YEAR BUILT	1979 - 2007
FIRE SUPPRESSION	ESFR + Wet
LIGHTING	T-5 with Sensors
POWER	3 Phase - 12,470/7,200 Volts Well Distributed 3 Emergency Kohler Generators (2) 350 KW, (1) 160 KW
NATURAL GAS	4" Piping Inlet @ 50 PSI and Outlet @ 20 PSI 11M Rotary Meter with a Capacity of 48,500 CFH 48,500,00 BTU 2" Regulator Taking the 50 PSI Inlet to 20 PSI with a Capacity of 77,000 CFH or 77,000,000 BTU
PARKING	1,034 Surface Spaces
LAND AREA	161 Acres
ZONING	Planned Industrial Zone
PARCEL ID	13-04-17-0-000-002.000
RAIL	Adjacent to Norfolk Southern



FLOOR PLAN

4905 MOORES MILL ROAD | HUNTSVILLE, AL



NUMBER	COLUMN SPACING	CLEAR HEIGHT	DOCKS	SQUARE FEET
1	30' X 43'	23'	17	355,502 SF
2	30' X 43'	42'	14	393,661 SF
3	30' X 43'	42'	10	264,864 SF
4	30' X 42'	26' - 29'	9	246,330 SF
OFFICES	N/A	DROP CEILING	0	32,378 SF
SECOND FLOOR	30' X 40'	13'	0	69,147 SF
TOTAL				1,361,882 SF



FLOOR PLAN

4905 MOORES MILL ROAD | HUNTSVILLE, AL



BUILDING 4 FLOOR PLAN

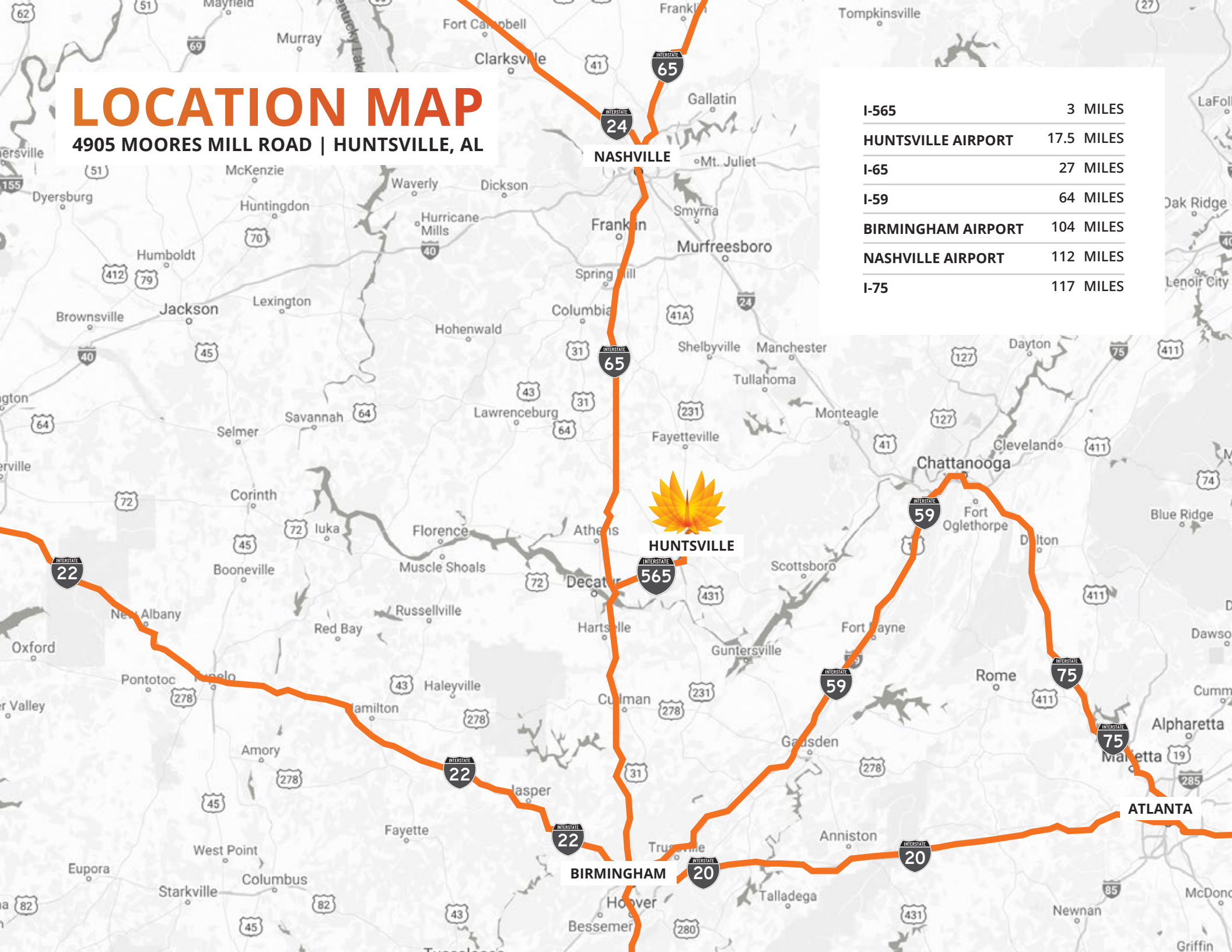
NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	DOCKS	FLOORS	SQUARE FEET
1	WAREHOUSE	30' X 42'	26' - 29'	9	N/A	125,447 SF
2	WAREHOUSE	30' X 40'	9'-4"	N/A	ELECTROSTATIC FLOOR EPOXY SEALED	30,129 SF
3	WORKROOM	30' X 43'	12'	N/A	ELECTROSTATIC FLOOR EPOXY SEALED	23,003 SF
4	COMMON AREA	N/A	N/A	N/A	N/A	19,802 SF
5	WORKROOM	N/A	12'	N/A	N/A	13,024 SF
6	WAREHOUSE	N/A	9'-4"	N/A	ELECTROSTATIC FLOOR EPOXY SEALED	12,469 SF
7	WORKROOM	N/A	9'-4"	N/A	N/A	9,261 SF
8	WORKROOM	N/A	12'	N/A	N/A	8,753 SF
9	WORKROOM	N/A	12'	N/A	N/A	4,440 SF
TOTAL						246,328 SF



LOCATION MAP

4905 MOORES MILL ROAD | HUNTSVILLE, AL

I-565	3 MILES
HUNTSVILLE AIRPORT	17.5 MILES
I-65	27 MILES
I-59	64 MILES
BIRMINGHAM AIRPORT	104 MILES
NASHVILLE AIRPORT	112 MILES
I-75	117 MILES





FOR LEASE

4905 MOORES MILL ROAD

KURT JENSEN 262-308-0008

1,361,882 SF

HUNTSVILLE, AL

| KURT@PHOENIXINVESTORS.COM



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.