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**1840 Remington Trail // Huntsville, AL 35824**

DEVELOPED BY:



TLH

**4Q 2024 Delivery**

**JETPLEX CORPORATE CENTER  
SOUTH BUILDING**

**FOR SALE OR LEASE**

**43,547 - 348,000 SF  
Office/Warehouse/Production Space**

# PROPERTY HIGHLIGHTS

<b>Location</b>	1840 Remington Trail, Huntsville, AL 35824
<b>Space Available</b>	43,547 - 348,000 SF
<b>Land</b>	+/- 18 Acres
<b>Office Space</b>	4,010 SF; additonal available as build-to-suit
<b>Auto Parking</b>	224 spaces
<b>Construction</b>	Concrete tilt-up
<b>Dock Doors</b>	(36) 9'X10' dock-high doors; equipped with vision panels, bumpers, and 35,000 lb. Rite-Hite mechanical dock levelers
<b>Drive-In Doors</b>	(2) 12'X14' drive-in doors
<b>Sprinklers</b>	ESFR fire sprinklers (Class I-IV commodities)
<b>Electrical</b>	3,000 AMP, 480/277V electrical service
<b>Clear Height</b>	32' clear ceiling height increasing to 36'6"

## Additional Details

- Class A Industrial
- Freeze protection heating
- Located in Jetplex Industrial Park
- Adjacent to the International Intermodal Center and Huntsville International Airport
- 7" concrete floor slab with 4" sub-base



- 45 mil TPO roof
- Clerestory windows for natural light
- Hooded up-blast fans to provide two (2) air exchanges per hour
- 1,160' x 300' building dimensions
- 54' x 48' typical column spacing with 60' speed bay
- Additional trailer and auto parking available per proposal



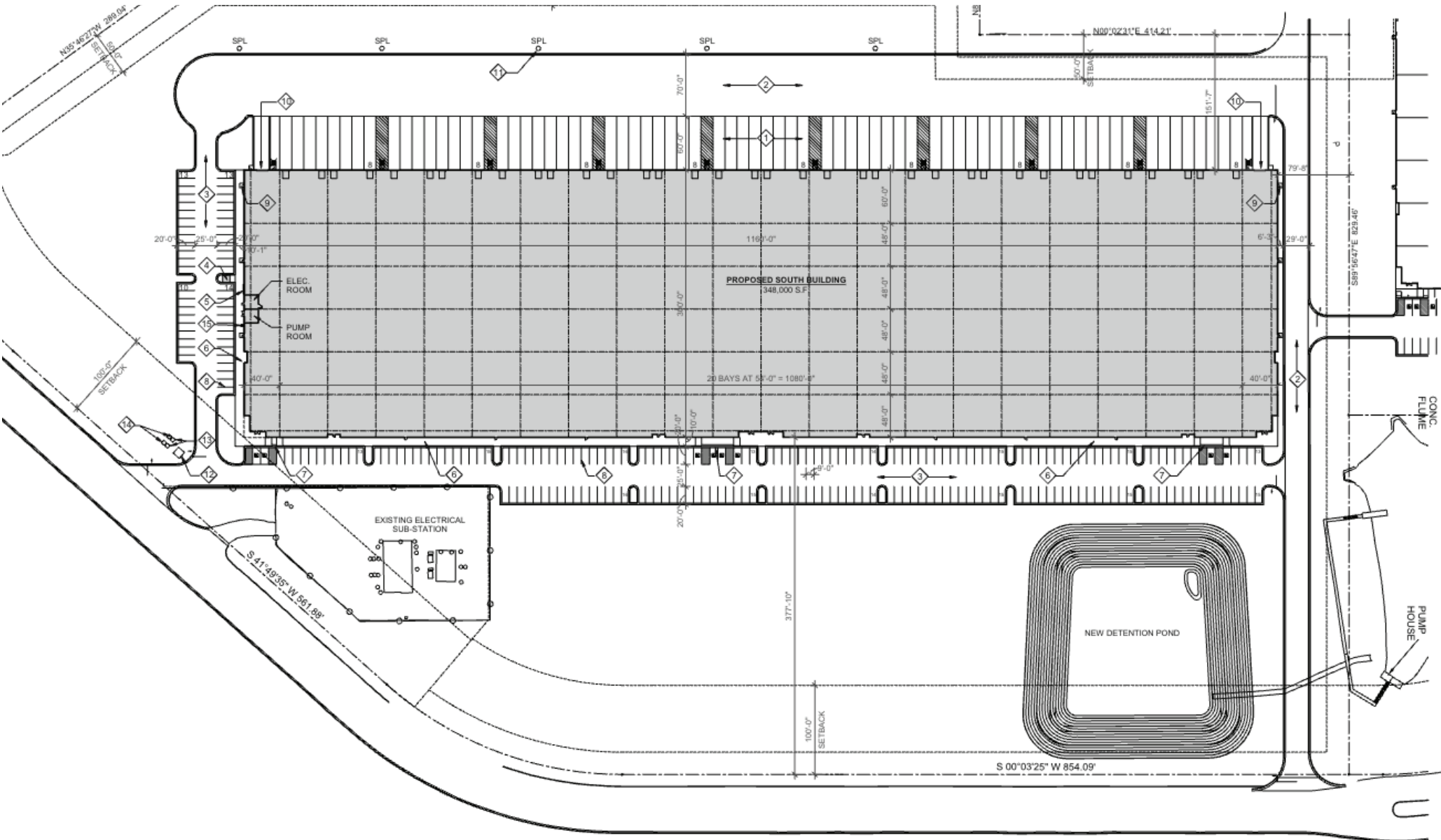
# AUTOMOTIVE ASSEMBLY MAP



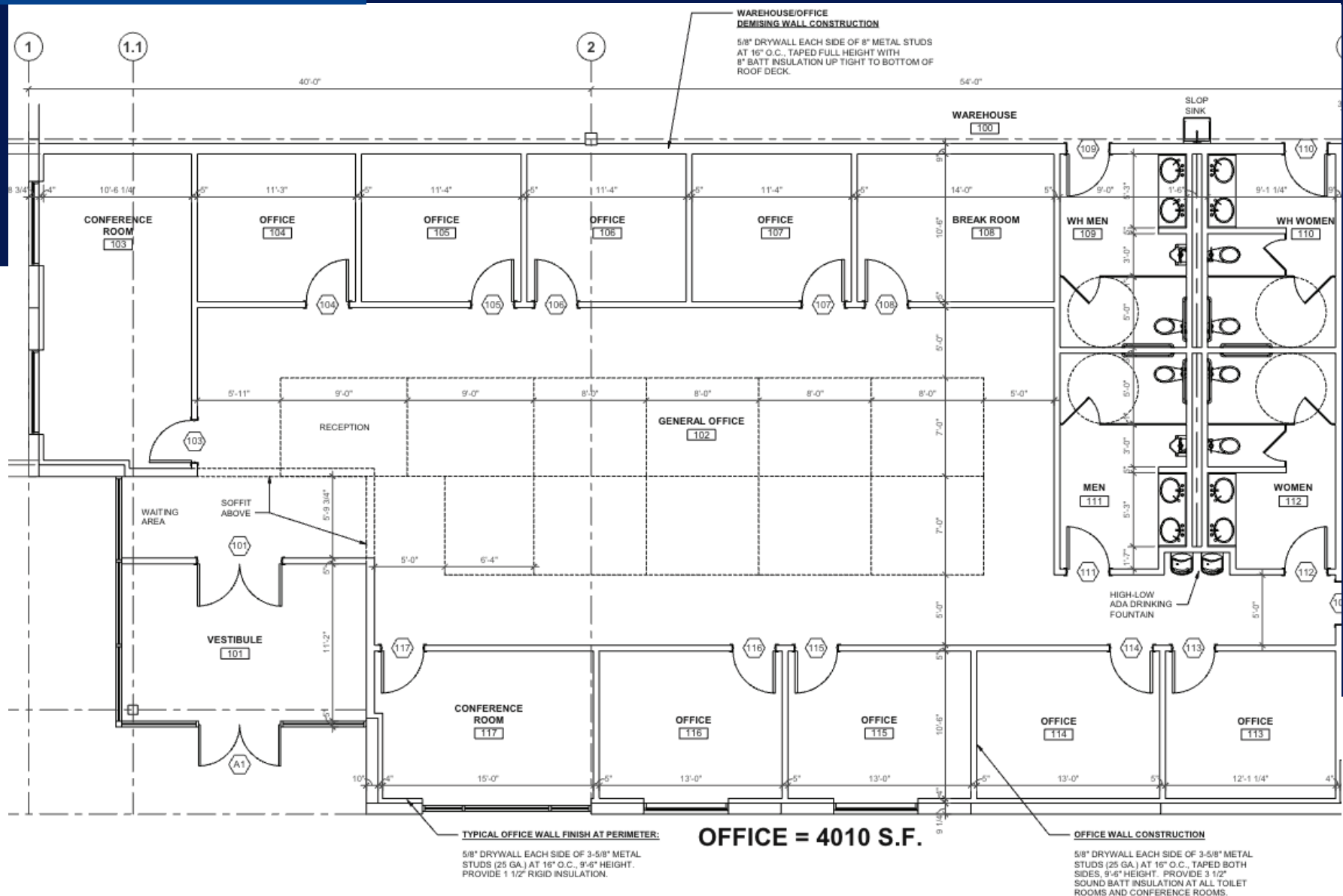
## 25 & 50 MILE RADIUS MAP



# SITE PLAN



# SPEC OFFICE PLAN

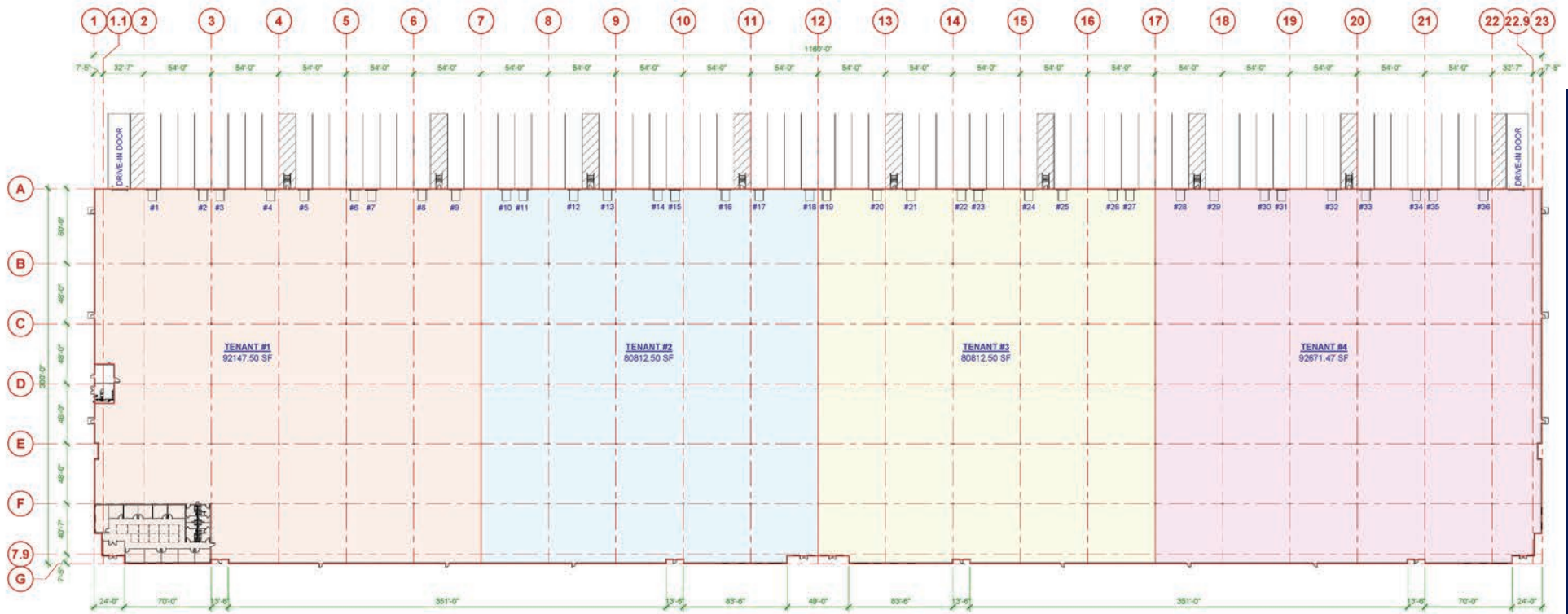


This detailed architectural floor plan illustrates the layout of a building complex, primarily consisting of Warehouse 100, an Electrical Room (ELEC. ROOM 101), and a Pump Room (PUMP ROOM 102). The plan is overlaid with a grid system labeled A through G vertically and 1 through 8 horizontally.

- Warehouse 100:** Occupies the central portion of the plan, bounded approximately by grid lines 1-6 horizontally and B-F vertically. It features a large open area with a dashed grid pattern and a note indicating "TYP. EACH BAY".
- ELEC. ROOM 101:** Located adjacent to the warehouse, between grid lines 1 and 2 horizontally and D and E vertically.
- PUMP ROOM 102:** Situated below the electrical room, between grid lines 1 and 2 horizontally and E and F vertically.
- Structural Details:** Numerous columns are identified with callouts such as #1 through #11, C1 through C7, and B1 through B9. Various structural notes like "K.O.", "OH DR.", and "CL. REVEAL" are present throughout the drawing.
- Dimensions:** Extensive linear dimensions are provided along all four edges of the plan, specifying distances between grid lines and within specific areas.
- Orientation:** A north arrow is located in the lower right quadrant of the plan, pointing towards the upper right corner.

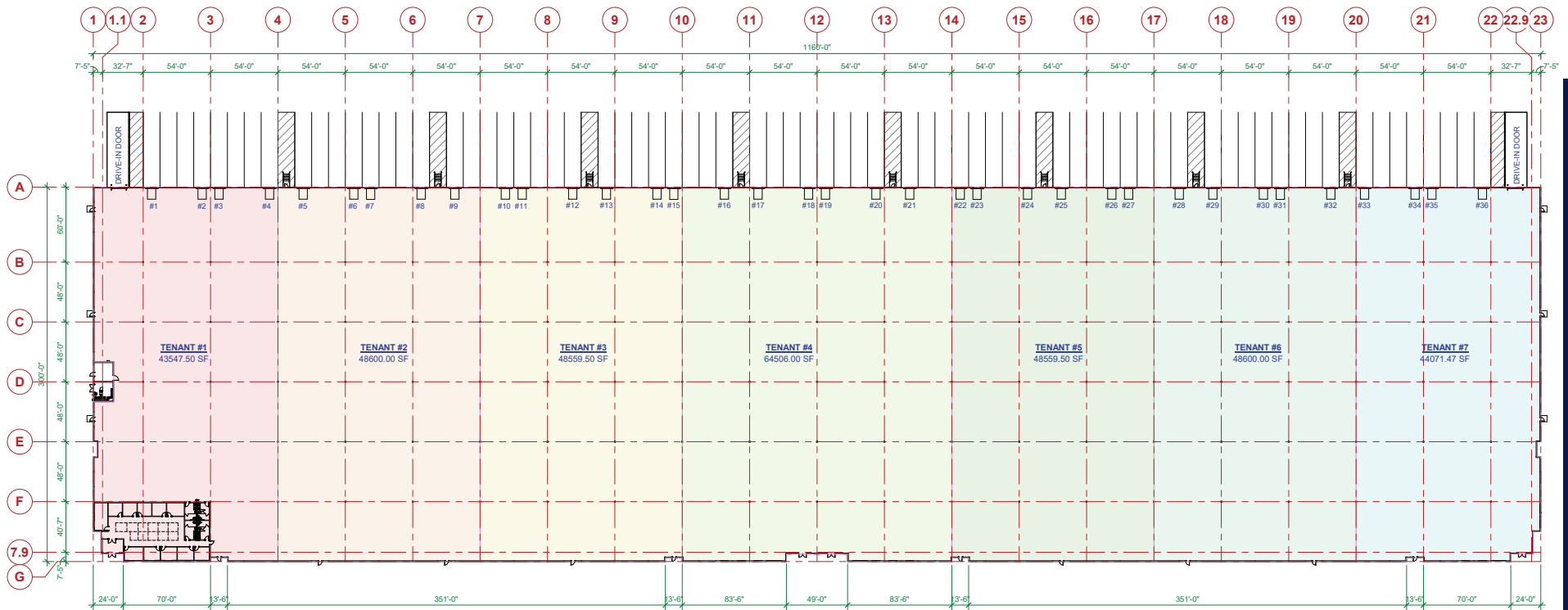


# POTENTIAL DEMISING SPLIT





# POTENTIAL DEMISING SPLIT



# LOCATION MAP

2

miles to  
I-565

11

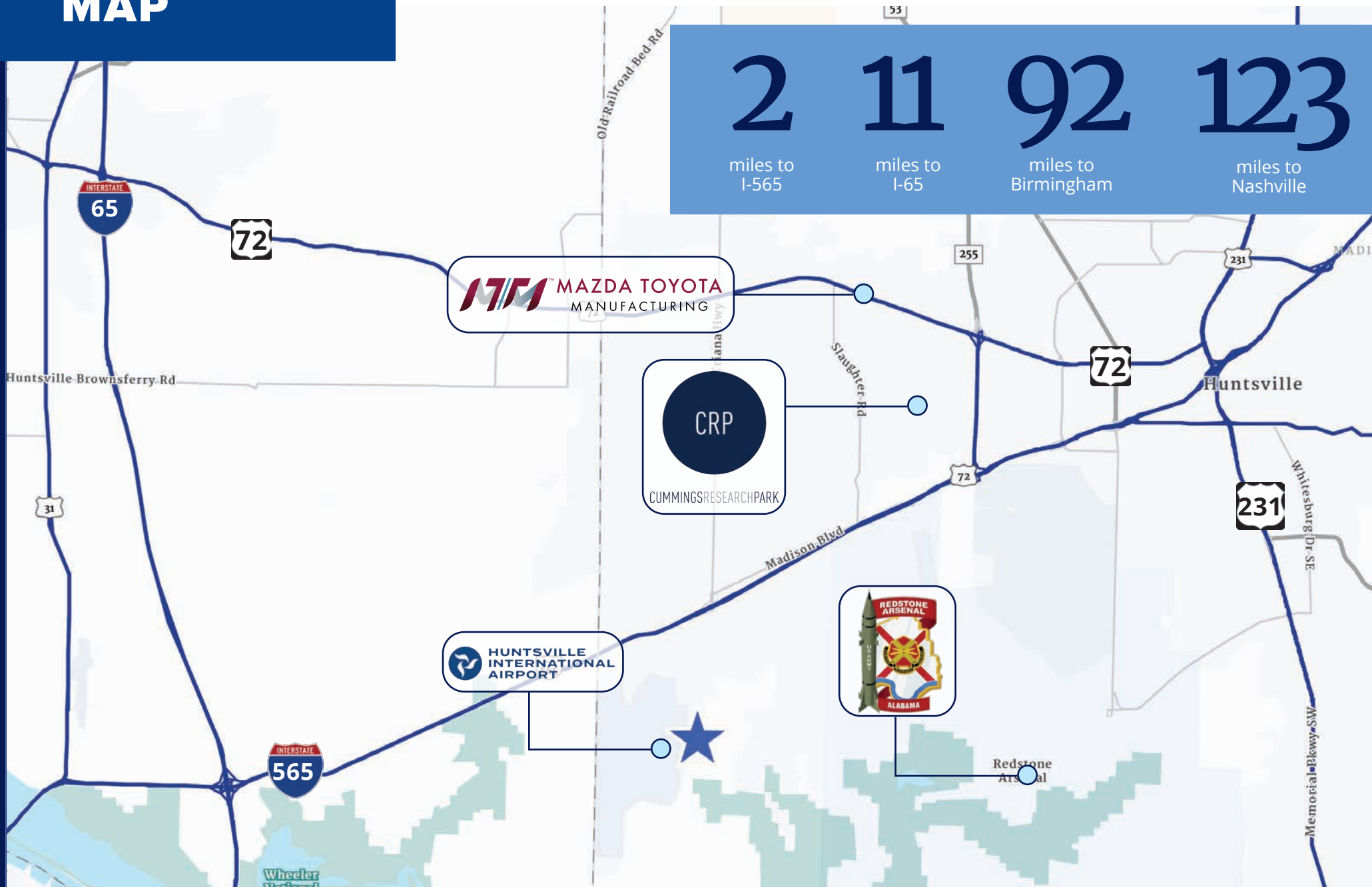
miles to  
I-65

92

miles to  
Birmingham

123

miles to  
Nashville





# AREA MAP





# JETPLEX CORPORATE CENTER SOUTH BUILDING

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