

3240 LEEMAN FERRY ROAD SW
HUNTSVILLE, AL 35801

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12,000 SF FLEX BUILDING



**Capstone
Commercial**



LOCATION

3240 Leeman Ferry Road SW
Huntsville, AL 35801



SPACE AVAILABLE

12,000 SF Flex Building



FOR SALE

CALL FOR PRICING

PROPERTY OVERVIEW

12,000 SF flex building in South Huntsville offering a balanced mix of office and warehouse space. The property includes approximately 6,000 SF of office and 6,000 SF of warehouse, with a portion of the warehouse improved by a heated and cooled shop office. The layout supports a range of commercial uses and provides convenient access to Memorial Parkway, Downtown Huntsville, and nearby commercial corridors. Located in an area experiencing ongoing redevelopment and new commercial activity.

PROPERTY HIGHLIGHTS

- **12,000 SF** Total
- **6,000 SF** Office
- **6,000 SF** Warehouse
- **12x12** Drive-in door
- **12x12** High Dock
- **14x8** High Dock
- **Approximately 1/4** of warehouse includes heated & cooled shop office
- **Drive-in** access
- **Functional layout** for service, operations, or flex users
- **Quick access** to Memorial Parkway, Redstone Arsenal gates, and surrounding commercial corridors
- **Surrounded by ongoing redevelopment**, new retail, and expanding residential density

AREA MAP



LOCATION ADVANTAGE

Positioned in South Huntsville near Downtown, this site benefits from immediate proximity to new mixed-use projects, revitalized commercial nodes, and strong daytime population. Leeman Ferry Road continues to attract service-based, industrial-flex, and destination retail users due to its central location and ease of access.



Capstone Commercial

FOR MORE INFORMATION:

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Huntsville continues to rank as one of the nation's fastest-growing mid-sized cities, supported by steady residential expansion, rising household incomes, and a diverse employment base. Major federal and defense investments—including the FBI's growing campus, Redstone Arsenal, Space Command—related missions, and a strong tech and engineering sector—drive consistent daytime population and long-term economic stability. The market features a healthy mix of national retailers, local operators, and expanding mixed-use districts such as Stovesshouse, Campus 805, and Downtown. This growth supports strong demand for well-located retail and office space along key corridors like Governors Drive.



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