

7272 Governors West, Huntsville, AL 35806 Unincorporated Madison County

### **Tripp Alexander, CCIM, SIOR**

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### **Property Overview**

Address: 7272 Governors West, Huntsville, AL 35806

**Year Built:** 1985; 1994

**Building One (Divisible)** 

**Size:** ±76,400 SF

**Office:** ±20,600 SF **Warehouse:** ±53.800 SF

Multi-Tenant Space A: Total: ±38,200 SF; Office: ±20,000 SF; Warehouse: ±18,200 SF

Loading: Three (3) dock height doors; One (1) grade-level door

Multi-Tenant Space B: Total: ±38,200 SF; Office: ±600 SF; Warehouse: ±37,600 SF

Loading: Five (5) dock height doors; Two (2) drive-in doors (one

oversized)

**Building Two** 

**Size:** ±8,900 SF

Office: ±1,600 SF

Warehouse/Production: ±7,300 SF (100% HVAC)

IOS Space: Exclusive one (1) acre concrete parking/yard area included

Site Area: ±10.02 Acres

Zoning: Unrestricted Madison County

**Construction:** Steel Frame / Metal

Column Spacing: 50' x 27.5'

**Ceiling Height:** Up to 31'

**Dock Height Doors:** 9 Dock High Doors (Building 1)

**Drive-In Doors:** 1 - 17'x19', 1- 8'x8' (Building 1)

2 - 16'x10' (Building 2)

SCIF Room: 400 SF

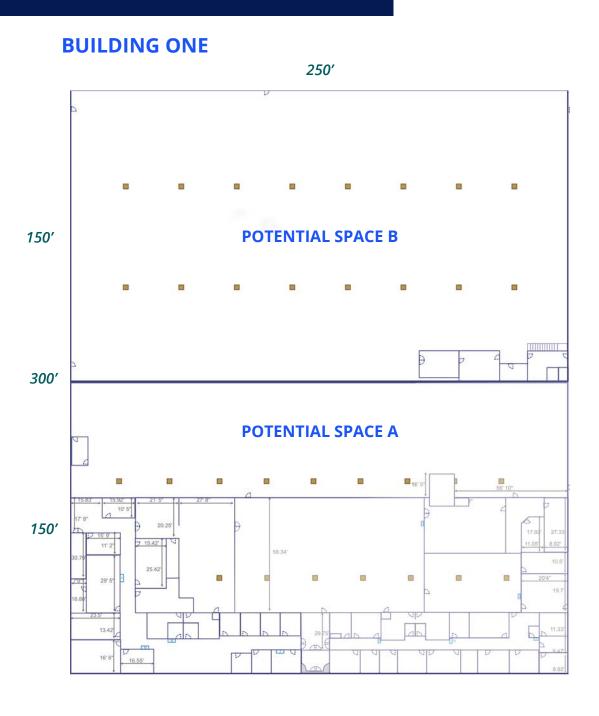
Undeveloped Land: Additional 3.0 acres available for development/use on-site

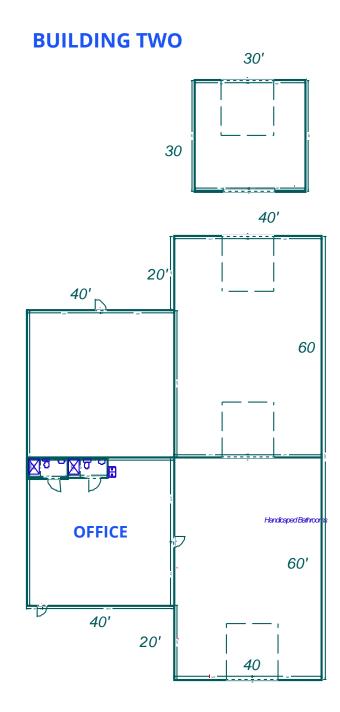




Pricing:
Contact Brokers

# Floor Plans





# Site Plan



### **Area Overview**





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