

NEW OWNERSHIP // UNDER RENOVATION

FOR LEASE

±38,200 - 85,300 SF Available

Office/Warehouse/Production Facility with I-565 Visibility
and Excellent Access to both CRP and Redstone Arsenal

7272 Governors West, Huntsville, AL 35806
Unincorporated Madison County

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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

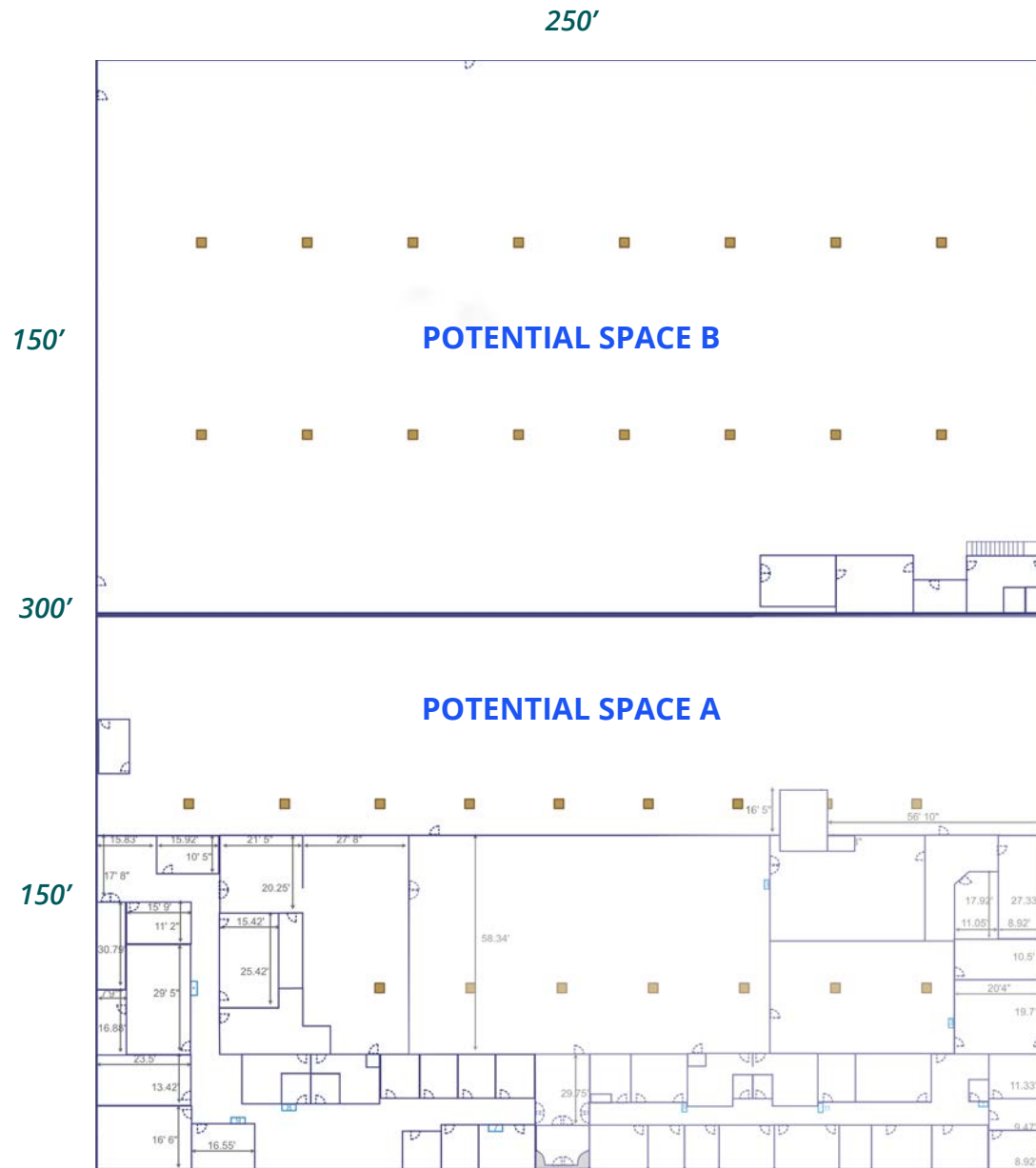


Pricing:

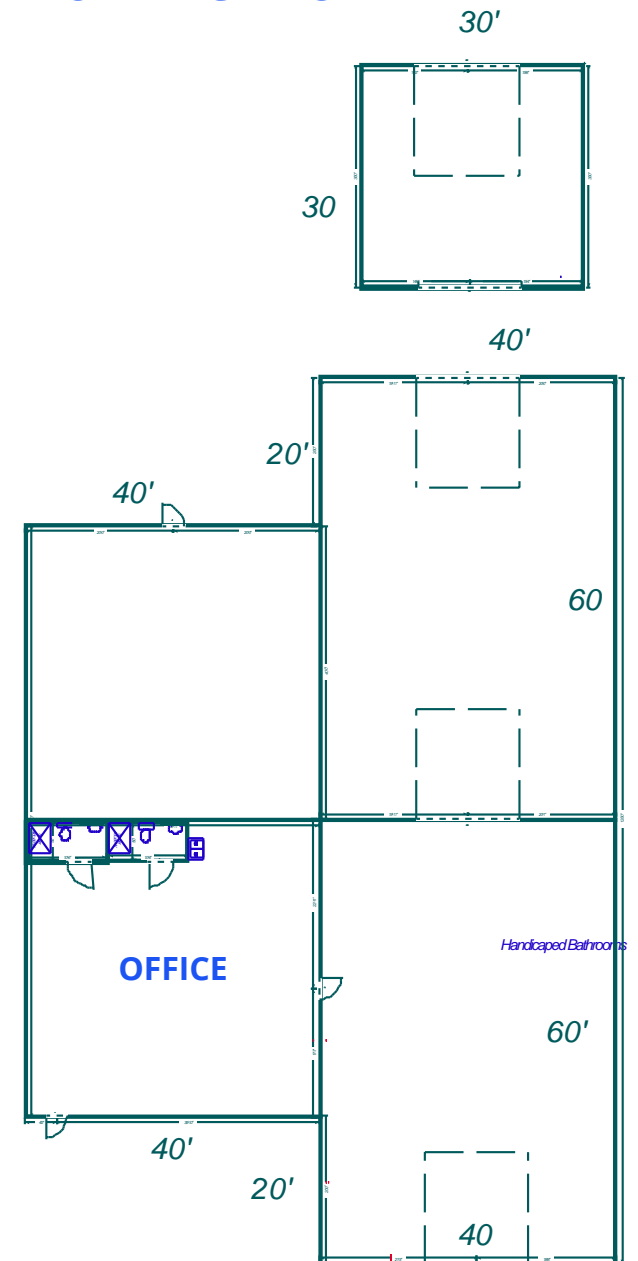
Contact Brokers

Floor Plans

BUILDING ONE



BUILDING TWO



Site Plan



Area Overview





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