

# RESEARCH PARK RETAIL FOR LEASE

7003 Cabela Drive

---

**AVAILABLE**  
**5,300 SQ FT**  
**\$30.00 /SF NNN**

**Two Suites or**  
**Single Large Space**

**Adjacent to**  
**Bridge Street**  
**Town Centre**





# RESEARCH PARK 7003 Cabela Drive

**TWO SUITES  
5,300 SF (total)**

**\$30.00 PSF NNN**

## Location Advantages

- Prime Location in Research Park
- Adjacent to Bridge Street Town Centre
- Anchored by Freddy's and Del Taco
- Near Bass Pro Shops
- Proximity to Redstone Arsenal Gate 9
- Dining & Shopping Destination
- Frontage on Cabela Drive
- Access to Research Park Blvd
- Surrounded by Lodging, Retail, Dining

*Information deemed reliable but not guaranteed*





# RESEARCH PARK 7003 Cabela Drive

**TWO SUITES  
5,300 SF (total)**

**\$30.00 PSF NNN**

## Property Highlights

- Anchored by Freddy's and Del Taco
- First Generation Shell Space
- 24-Hour / 7 Days Access
- 14 Ft Ceiling Height
- Front & Rear Entry
- Base Rent Rate: \$30.00 /SF
- NNN Rate: \$3.00 /SF
- Tenant Improvement Allowance

*Information deemed reliable but not guaranteed*



**RESEARCH PARK**  
**7003 Cabela Drive**

**TWO SUITES**  
**5,300 SF (total)**

**\$30.00 PSF NNN**

**Call for Leasing and Info:**

**Alex Hardy**  
**Principal Broker**

**Office: 256.585.6505**  
**Cell: 256.337.9133**  
**Alex@BenchmarkInvestorsGroup.com**

**Benchmark Investors Group**  
**6275 University Dr, Suite 37-262**  
**Huntsville, AL 35806**

