

FOR LEASE

NEW FLEX INDUSTRIAL 10,000 SF IN THE JETPLEX AREA

250 Royal Drive, Building 4
Madison, AL 35758

PRICING: \$11.00 PSF NNN

PROPERTY DESCRIPTION

This new metal warehouse facility offers an excellent opportunity for a users serving north Alabama and southern Tennessee regions. The building offers 10,000 sf of industrial warehouse space and includes 1,200 sf of office space. It is conveniently located in the Jetplex area and is accessible via Madison Blvd and Wall Triana Hwy. Tenant has the unique opportunity of having two national companies as neighboring tenants: Sherwin Williams and EquipmentShare.

HIGHLIGHTS

- Lot size: 0.93 Acres
- 20' eave height
- Heated warehouse
- 400 Amp 120/208V 3-phase power
- One 9' x 10' dock door
- One 12' x 14' grade level door
- 14 surface parking spaces
- Office space comprised of 3 private offices, conference room, break area and 2 ADA restrooms
- Neighboring national tenants:
Sherwin Williams & EquipmentShare

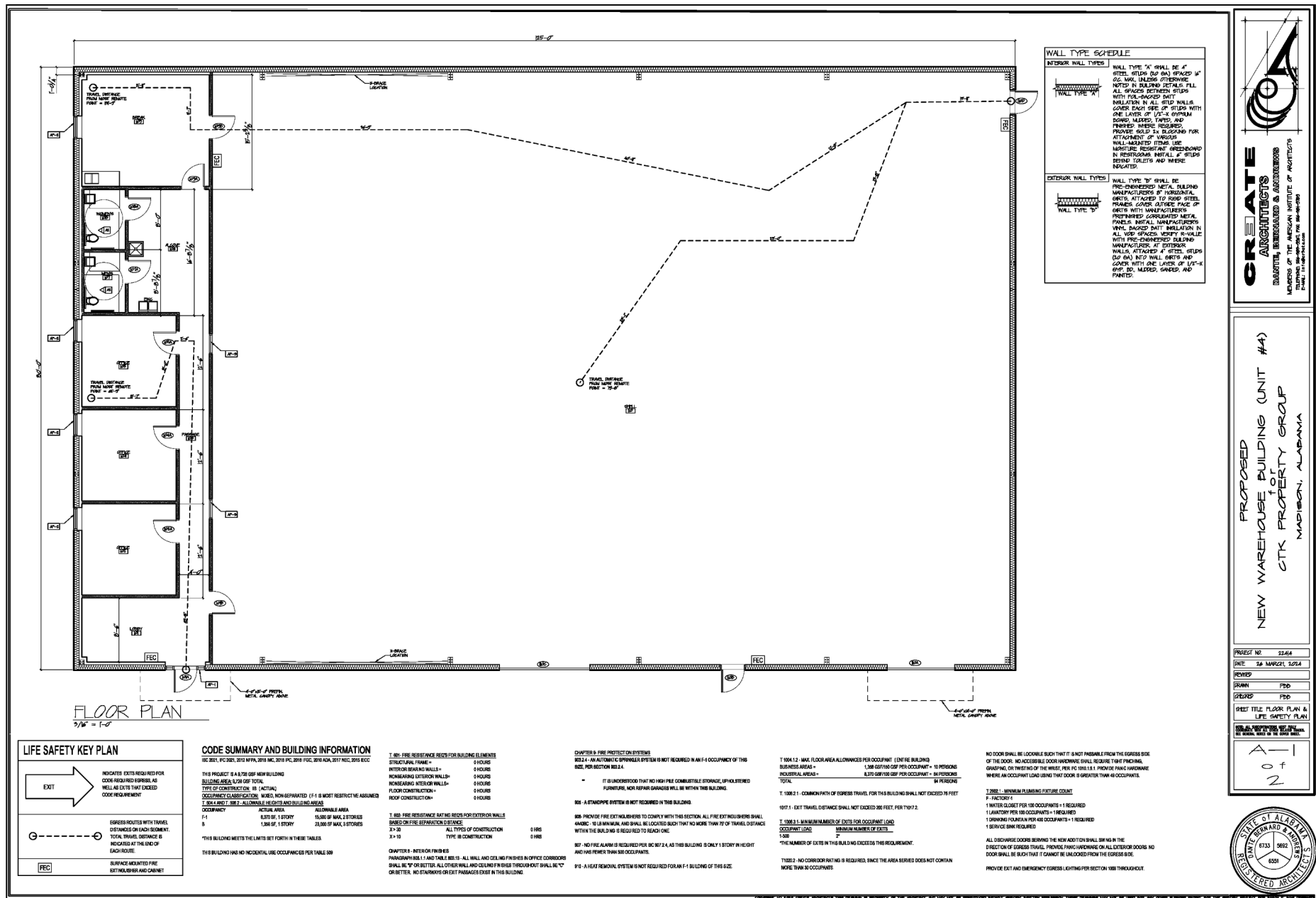


INDUSTRIAL FLEX SPACE AVAILABLE | 250 ROYAL DRIVE, BLDG 4 | MADISON, AL 35758



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MORELL
ENGINEERING



SITE PLAN
of
ROYAL DRIVE WAREHOUSES
UNIT 4

1804-12-23

PROJECT NAME

10

QUEST
PROPERTY GROUP, LLC
DUEX LLC
ENCLOSURE

DATE: 11/11/2011