



61,450 SF CLASS A WAREHOUSE/OFFICE/LAB SPACE FOR LEASE

# WAREHOUSE OFFICE/LAB SPACE

301 JAMES RECORD ROAD SW, BUILDING 200  
HUNTSVILLE, ALABAMA 35824



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## PROPERTY HIGHLIGHTS

- 61,450 SF available which includes 30,725 SF of office/lab space & 30,725 SF of warehouse space
- Direct access to I-565
- Highly visible entrance
- 200 ft building depth
- 24' clear height
- 6', 4000 PSI floor slab
- Skylights for natural light
- ESFR fire protection
- 130 ft deep truck court
- 50x50 column spacing
- Includes 60 ft concrete truck pad
- 16 dock doors
- 2 drive-in doors with ramps
- Ample surface parking areas

## OFFERING SUMMARY

**61,450**

SF AVAILABLE - DIVISIBLE

**NEGOTIABLE**

LEASE RATE

**CURRENTLY AVAILABLE**

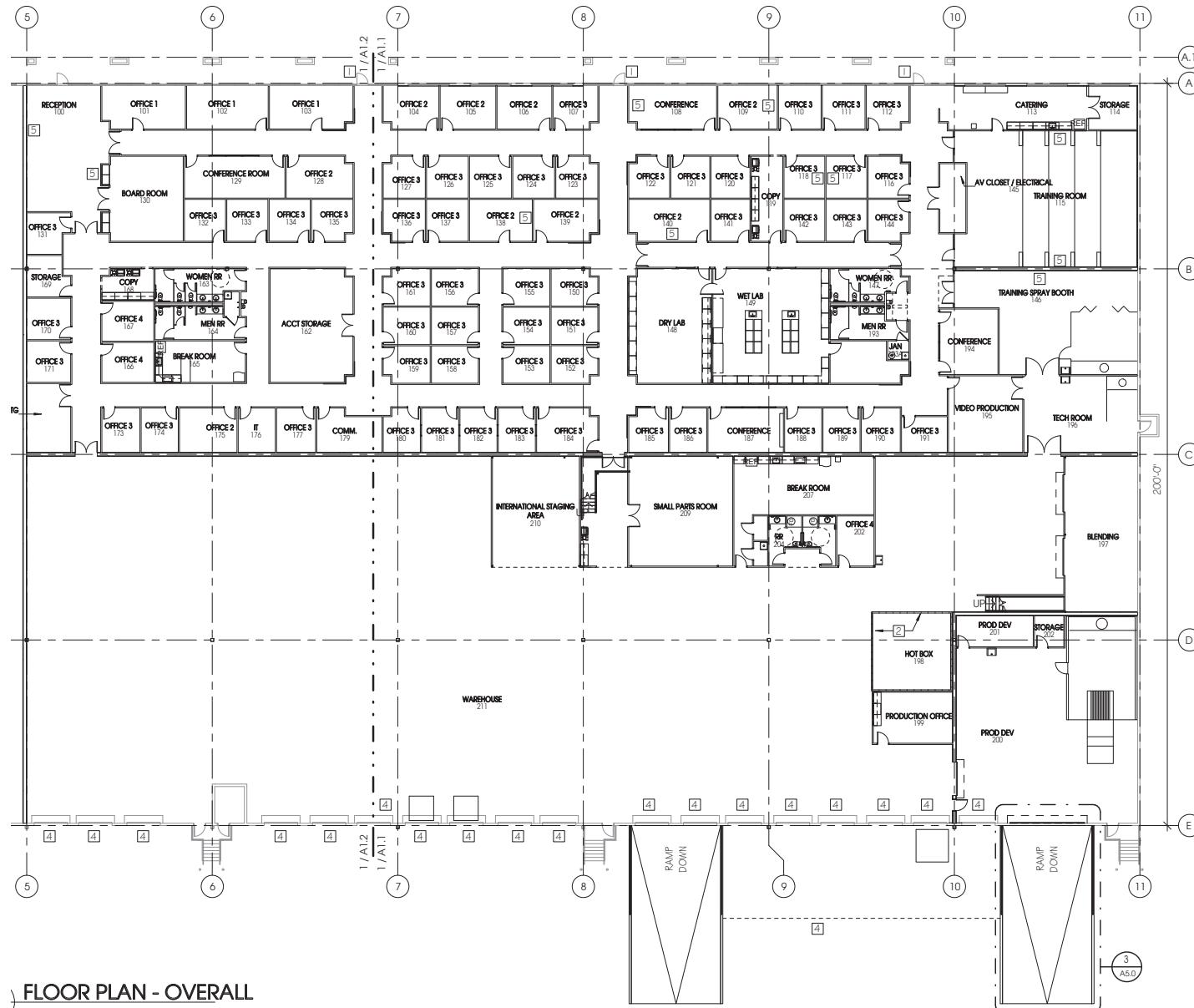
AVAILABILITY

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# FLOOR PLAN



## Office Area

- Reception Area
- 4 Conference Rooms
- Board Room
- 2 Storage Rooms
- 2 Bathroom Sets
- Breakroom
- Dedicated IT/COMM Rooms
- AV Closet
- Dry & Wet Lab
- Catering Room
- Training Room

## Warehouse Area

- Bathrooms
- Breakroom
- Storage
- Office
- 2 Paint Booths
- Mezzanine Storage

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## LOCATION



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## INTERIOR PHOTOS



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## EXTERIOR PHOTOS



The background image shows the interior of a large industrial warehouse. The ceiling is made of a complex steel truss system with several large, rectangular fluorescent light fixtures. In the foreground, there are tall metal shelving units filled with various boxes and equipment. A red forklift is positioned in the center of the warehouse, facing towards the right. The floor is a light-colored concrete.

**FOR MORE INFORMATION,  
PLEASE CONTACT:**

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