



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



WAREHOUSE/OFFICE/LAB FOR LEASE

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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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TRIAD
PROPERTIES

FLOOR PLAN - OVERALL

- 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

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

FLOOR PLAN - OVERALL

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LOCATION



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INTERIOR PHOTOS

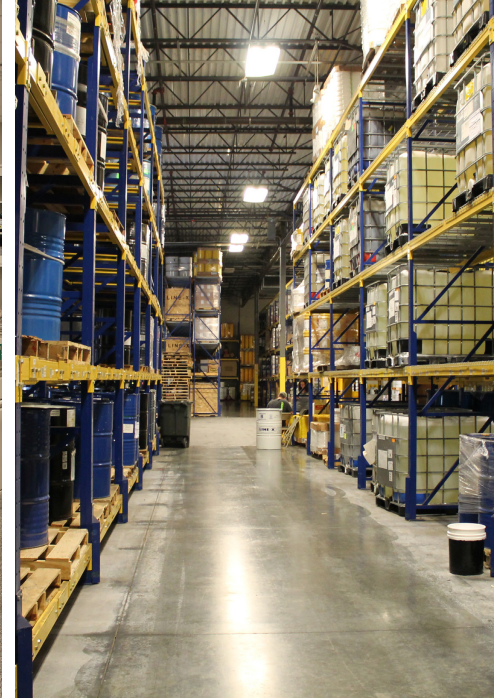


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EXTERIOR PHOTOS





**FOR MORE INFORMATION,
PLEASE CONTACT:**

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