



**Airport Distribution Center - Phase II
265 Short Pike Road
Huntsville, AL 35824**

Building Information

Total square feet	208,031
Available space - minimum	Divisible by 78,000 and 52,000 sf
Available space - maximum	208,031
For sale / price	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes - price = \$
For lease / rate	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes - rate = \$4.85 sf
Negotiable	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Number of stories	One
Number of buildings	One
Previous use	New construction
Year built	2009
Building construction material	<input type="checkbox"/> Brick <input type="checkbox"/> Concrete block <input checked="" type="checkbox"/> tilt-up <input type="checkbox"/> other
Floor thickness	6"
Ceiling height - minimum	32'
Ceiling height - maximum	32'
Dock doors	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Rail access	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Foreign-Trade Zone	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No FTZ No. 83
Telecommunications	

Building Location

Park location & lot size	Jetplex Industrial Park North - 18 acres
Distance to major interstate	I-565 -1/2 mile, I-65 - 8 miles
Distance to major highway	Hwy 72 West - 7 miles
Distance to major commercial airport	Huntsville International Airport - 1/2 mile
Distance to port	Decatur - 20 miles

Utilities

Electric service / provider	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Huntsville Utilities
AMP	
Voltage	
Phase	3
Natural gas service / provider	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Huntsville Utilities
Natural gas line size	4"
Sewer service / provider	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No City of Huntsville
Sewer line size	8"
Water service	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Huntsville Utilities
Water line size	8"

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Additional Information

- 70' concrete dock with 185' wide truck apron
- ESFR type IV sprinkler
- Build-to-suit office areas

Contact Information

Jeff Wilke

Graham & Company

200 Westside Square, Suite 800

Huntsville, Alabama 35801

(256) 382-9010 - Phone

(256) 382-9011 - Fax

www.grahamcompany.com

or

Brooks Kracke - Director, Jetplex Industrial Park

Huntsville-Madison County Airport Authority

1000 Glenn Hearn Blvd., Box 20008

Huntsville, Alabama 35824

(256) 772-9395 - Phone

(256) 772-0305 - Fax

brooks@hsvairport.org

www.hsvairport.org

Updated: 08/16/2010

AIRPORT DISTRIBUTION CENTER • PHASE 2 • 208,031 SF

NEW WAREHOUSE • HUNTSVILLE, ALABAMA

LEASE

265 Short Pike Road
Huntsville, AL 35824

TOTAL BUILDING SIZE

208,031 SF

DIVISIBLE BY

78,000 SF and
52,000 SF

REMARKS

- Excellent interstate access
- Extra trailer parking

LEASE RATE

\$4.85 PSF

► See Site Plan on Reverse Side

Information deemed reliable, but not guaranteed.

EXCLUSIVE AGENT

Jeff Wilke, CCIM, SIOR, LEED AP
256.382.9010

jeffw@grahamcompany.com



▲ Loading



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NEW WAREHOUSE • HUNTSVILLE, ALABAMA

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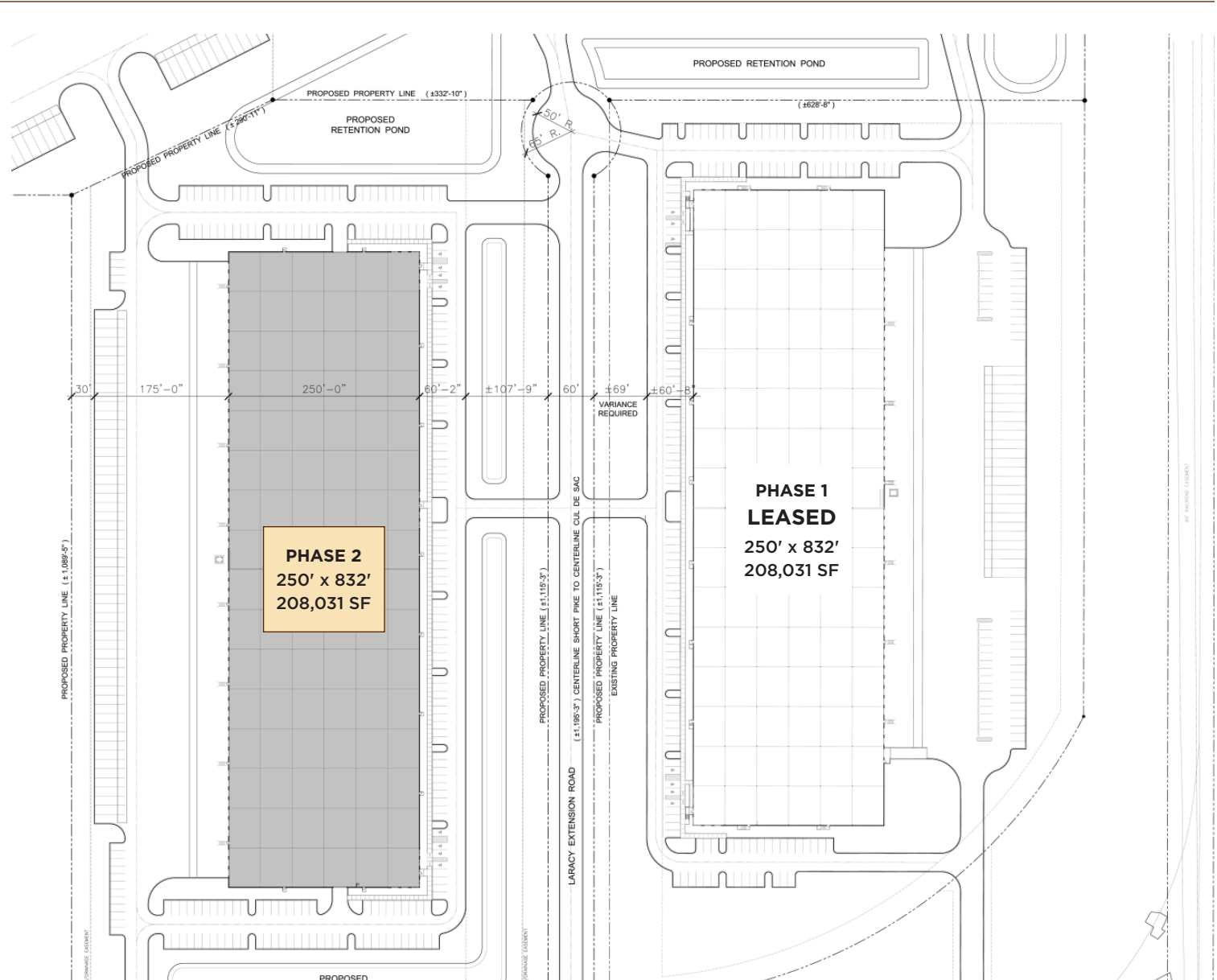
PROPERTY INFORMATION

- 32' clear height
- Concrete tilt-up construction
- 52' x 41'-8" column spacing
- 13,000 sf per bay
- 4 dock doors per bay, typical
- Metal halide lighting
- 45 mil Carlisle TPO membrane roof
- FF30-FL25
- 6" floor @ 4,000 psi with Dayton J17 sealer hardener
- ESRF type IV sprinkler
- Controlled industrial park
- Excellent interstate access
- Extra trailer parking
- 3 air changes per hour
- Offices-to-suit

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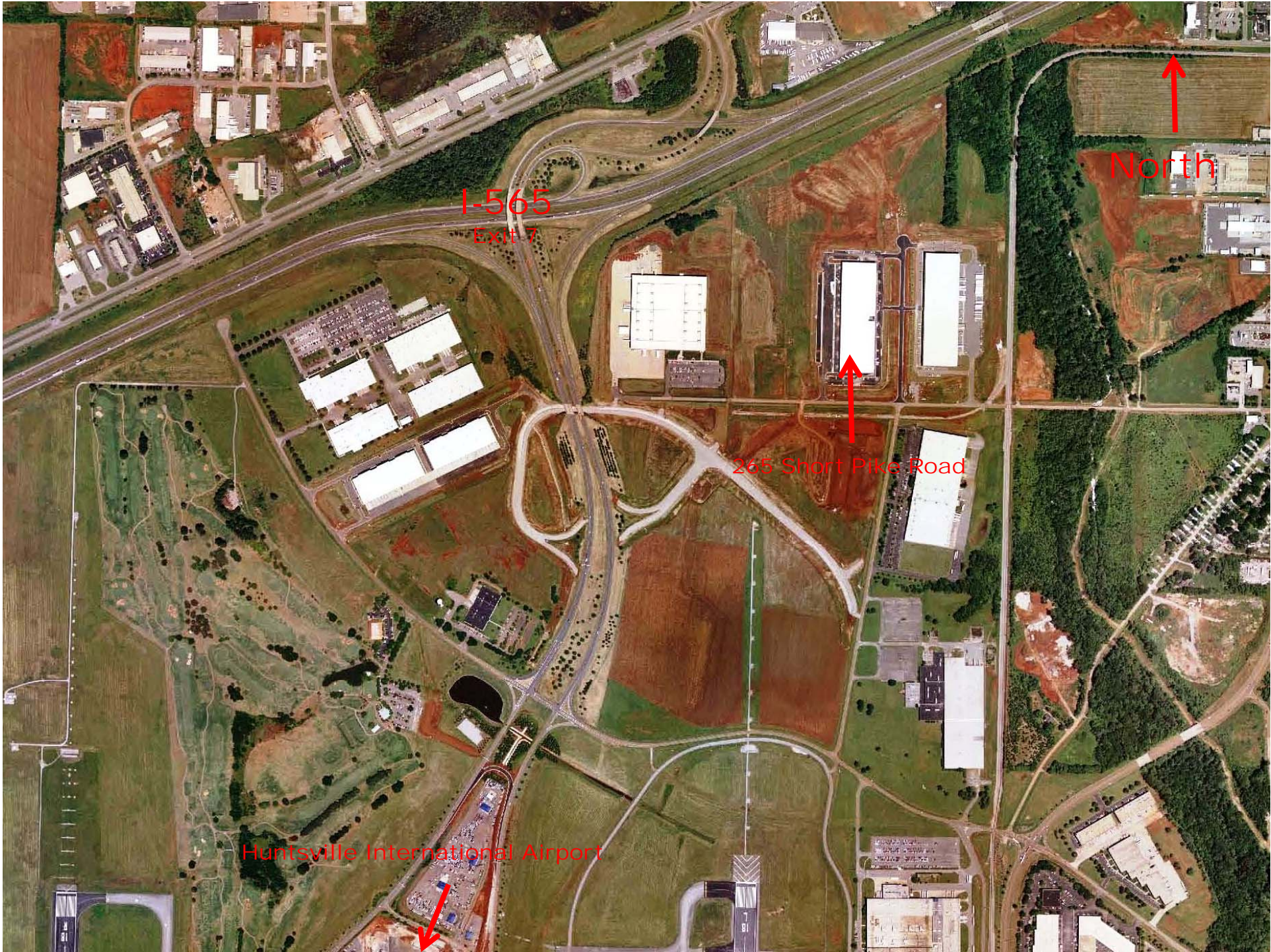
LEASE RATE
\$4.85 PSF



265







I-565
Exit 7

North

265 Short Pike Road

Huntsville International Airport