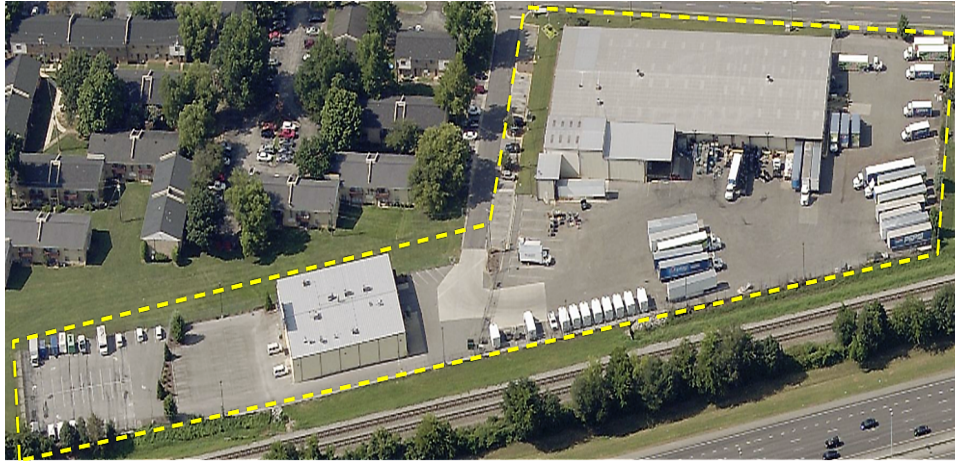


# 6215 MADISON PIKE

## HUNTSVILLE, AL 35806

# Executive Summary



### OFFERING SUMMARY

Available SF: 64,580 SF

Lease Rate: \$7.65 SF/yr (NNN)

Lot Size: 5.31 Acres

Year Built: 1964

Building Size: 64,580

Zoning: LI - Light Industry District

### PROPERTY HIGHLIGHTS

- Easy Access Flex-Warehouse location, 2 Buildings w/ Fully fenced & paved truck court (potential for trailer parking)
- Building 1: 22,330± (1st Fl Office, Shop, Service, Prep, 2nd Fl Office & Storage )
- Building 2: 42,250± (Warehouse, Office, Locker Room & Break Area )
- Office: Power - 600 AMP 120/208 Volts 3 Phase; Generac Generator - 50KW - 125 AMP
- Warehouse: (Power 800 AMP 120/208 volts 3 Phase; Generac Generator) T-8 Hanging Light Fixtures throughout the warehouse
- High bay and low bay ceilings range from 12' to 20' clear
- 7 dock high doors and 3 roll-up doors
- 30± trailer parking spaces
- Located just north of the Redstone Arsenal
- 1.5± Miles from The University of Alabama in Huntsville
- 5.0± Miles from Highway 231
- 9.5± Miles from Huntsville International Airport

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MOORE COMPANY REALTY

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HUNTSVILLE, AL 35806

Plans



#### AVAILABLE SPACES

| SUITE             | TENANT    | SIZE      | TYPE | RATE         | DESCRIPTION                                                                             |
|-------------------|-----------|-----------|------|--------------|-----------------------------------------------------------------------------------------|
| 6215 Madison Pike | Available | 64,580 SF | NNN  | \$7.65 SF/yr | 17,250 SF Office Space   42,250 SF Warehouse w/ Fence and potential for trailer parking |

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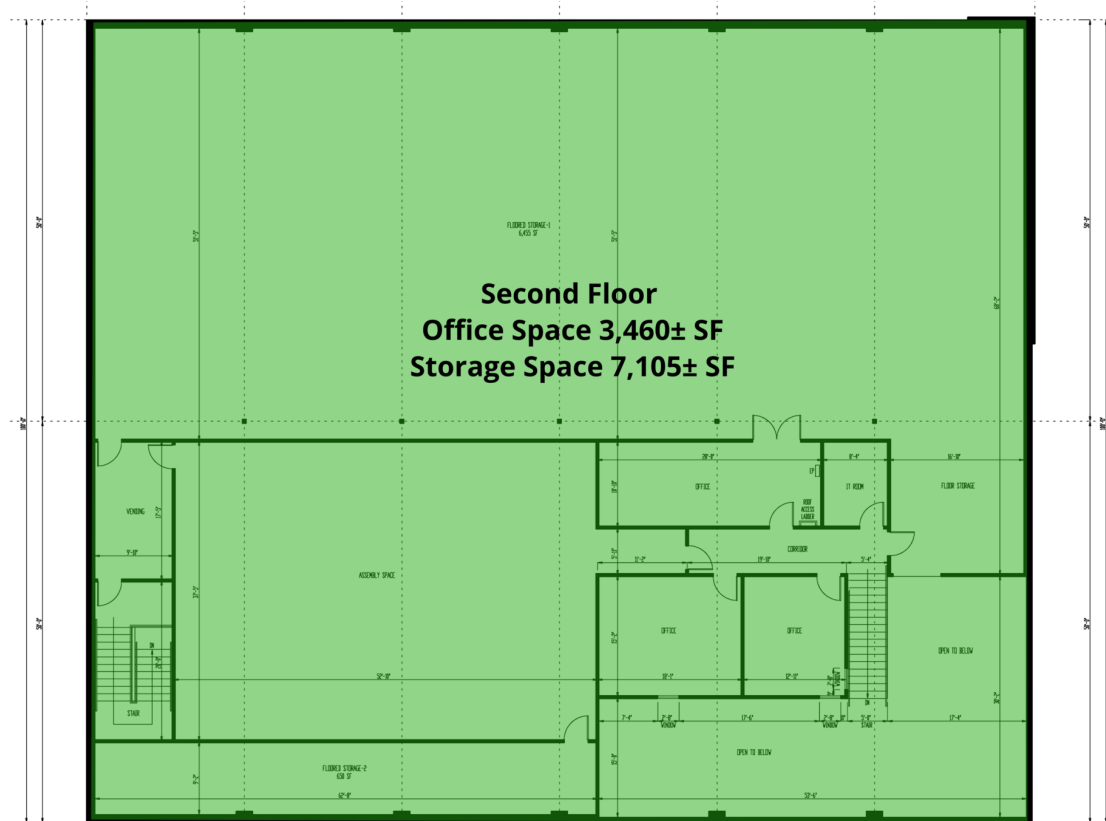
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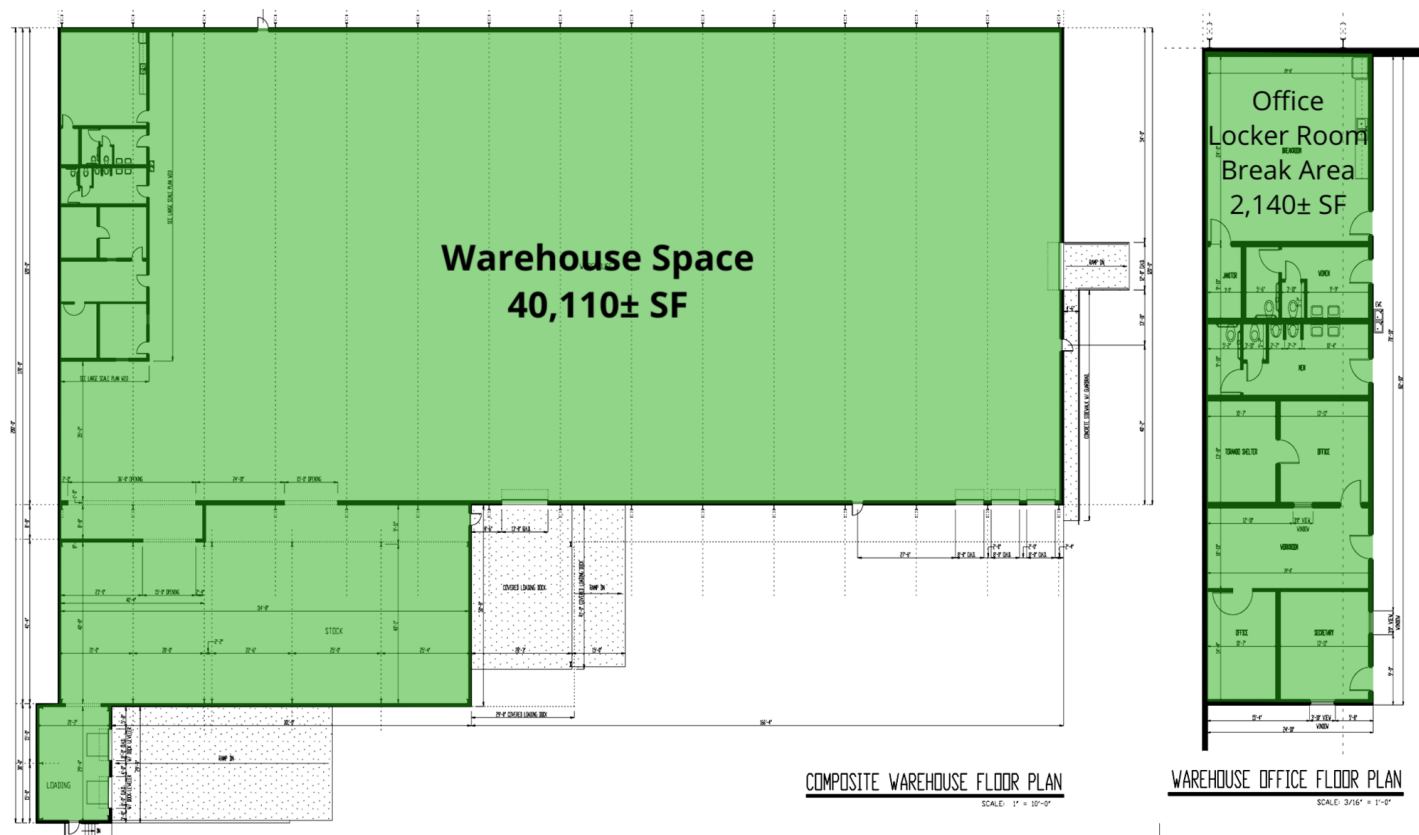
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## HUNTSVILLE, AL 35806

### Plans



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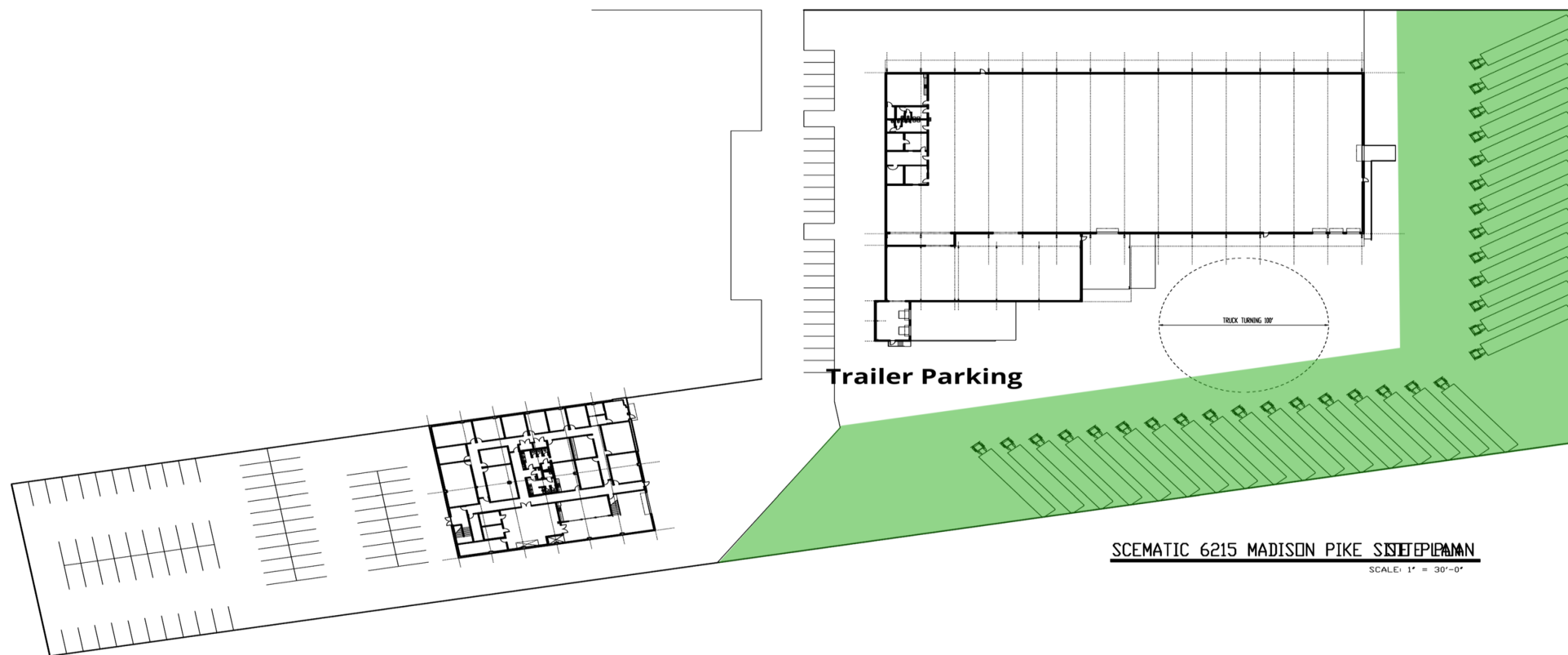
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Plans



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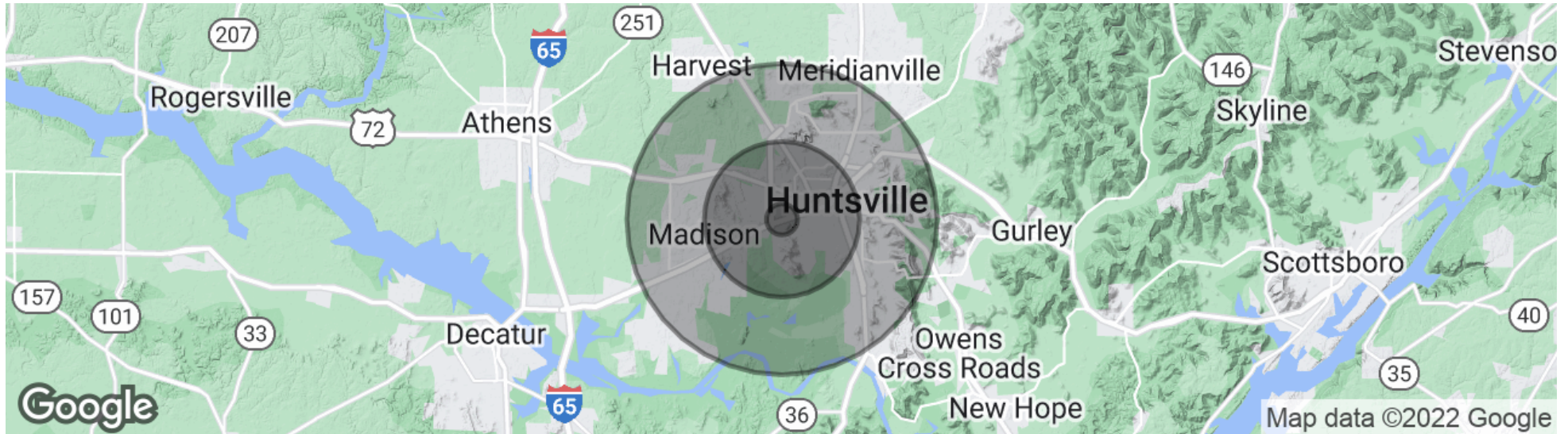
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# Demographics Map & Report



## POPULATION

|                      | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 3,151  | 80,881  | 262,621  |
| Average Age          | 33.9   | 35.3    | 38.8     |
| Average Age (Male)   | 41.9   | 33.6    | 37.0     |
| Average Age (Female) | 30.5   | 38.3    | 40.8     |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,780     | 39,756    | 119,210   |
| # of Persons per HH | 1.8       | 2.0       | 2.2       |
| Average HH Income   | \$52,338  | \$57,219  | \$81,237  |
| Average House Value | \$212,535 | \$199,804 | \$217,252 |

\* Demographic data derived from 2020 ACS - US Census

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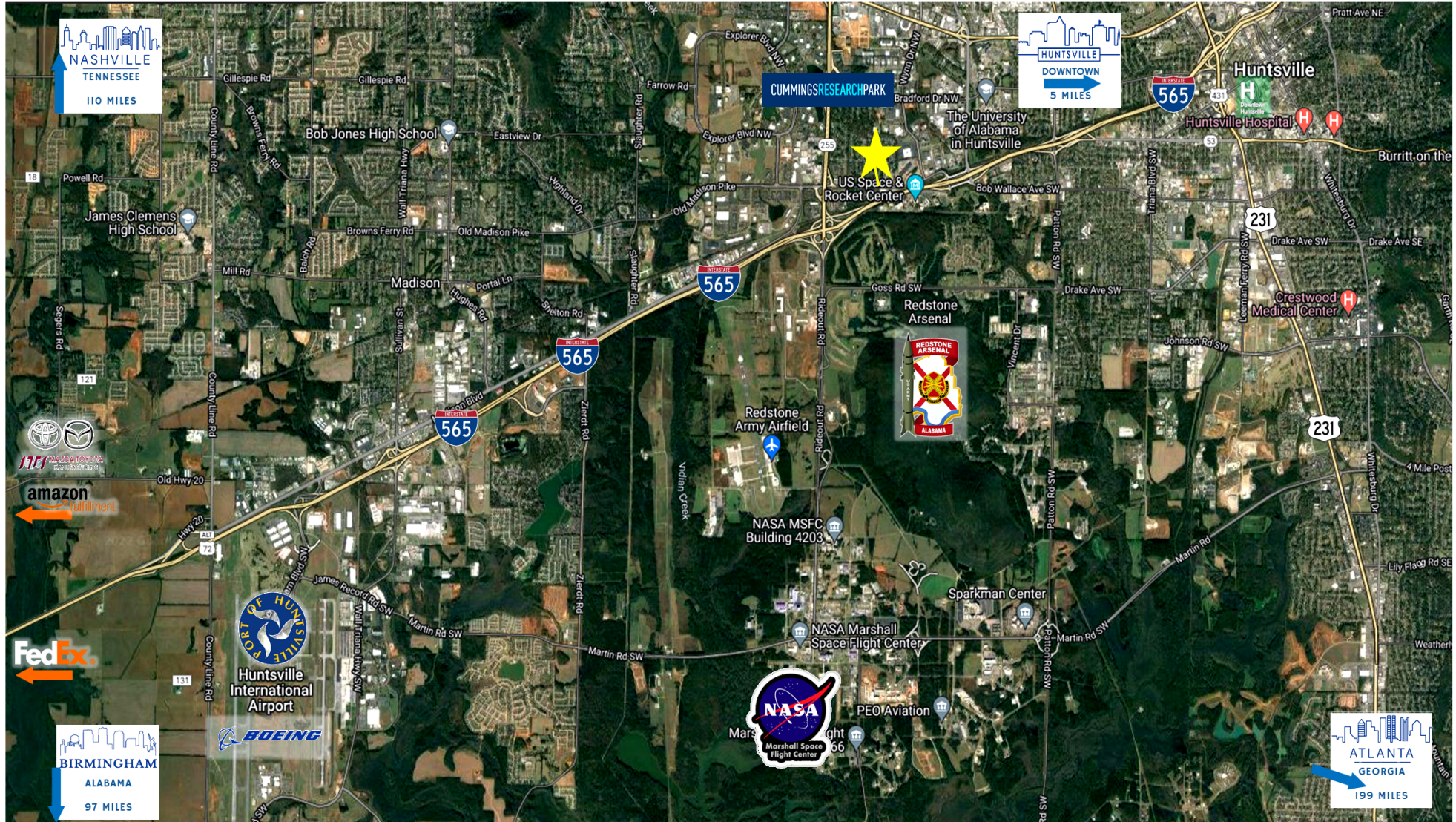
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# 6215 MADISON PIKE

## HUNTSVILLE, AL 35806

### Area Map



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