

Building Profile

Alabama Site Selection Database

Airport Distribution Center II

City: Huntsville County: Madison
MSA: Huntsville, AL



General Building Data	
Total Size	208,031 sq.ft.
Space Available	208,031 sq.ft.
Multi-tenant	Yes
Building Dimensions	250x832
Number of Buildings	1
Number of Floors	1
Largest Production Area	208,031 sq.ft.
Office Area	
Building Expandable	No
Expandable to	
Floor Thickness	6 in.
Total Acreage	18
Additional Available	Yes
Ceiling Height	Eave: 32 ft. Max: 32 ft.
Bay Spacing	Length: 52 ft. Width: 42 ft.
Air Conditioned	Yes
Heated	Yes
Cranes	Number of Cranes: 0 Capacity of Largest: 0 ton(s) Under Hook: 0 ft.
Truck Docks	Dock Level: Drive In:
Year Built	2009
Last Expansion	
Refrigerated Area	No
USDA Approved	
Sprinklers	Yes
Construction Material	Primary: Tilt Up Conc Secondary: Stucco
Parking Paved	Yes
Number of Cars	
Zoning	Light Industrial
Previous Use	
Previous Use Description	New Warehouse

Building Id: 5583	
Street Address	265 Short Pike Road
Nearest City	Huntsville
Within City Limits	Yes
Zip Code	35824
Latitude	34.6613
Longitude	-86.761
Located in Industrial Park	Yes
Park Name	Jetplex Industrial Park North
Within Enterprise Zone	No
Within Favored Geographic Area	No
Within Renewal Community	No

Transportation	
Rail Service	Provider: Norfolk Southern Track Status: < 1 mile Provider #2: Track Status: Not Available
Waterway	Tennessee River Dock Facility: Port 11 to 25 miles
Nearest Commercial Air City	Huntsville, AL Miles to Nearest Service: 2 mile(s)

Highways			
Highway Type	Highway Name	Miles to Access	Four Lane
Interstate	I-565	1	
Federal Highway	72	10	Yes
Alabama Highway	20	1	Yes

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Utilities

Natural Gas

Provider: Huntsville Utilities
Status: Existing
Size of Main: 4 in.
Main PSI:

Electricity

Provider(s): Huntsville Utilities
Status: Existing
Amps:
Phase: 3
Voltage:

Water

Provider: Huntsville Utilities
Status: Existing
Size of Main: 8 in.

Telecommunications

Service Provider: AT&T
Fiber Optics:
Redundancy:
xDSL Available:

Sewer

Provider: City of Huntsville
Status: Existing
Size of Main: 8 in.

Price

Base Rent (Annual) \$61.80

Base Rent per sq.ft.

Sale Price

Negotiable Yes

Date Quoted Feb 6, 2009

Price Comments

\$5.15sf Divisible by 78,000 and 52,000 square feet

Key Building Features

13,000 sf bay - each bay has 4 dock doors - extra trailer parking - metal halide lighting - 45 mil Carlisle TPO membrane roof - 3 air changes per hour - 6" floor @ 4,000 psi with Dayton J17 sealer hardener

General Comments

NEW CONSTRUCTION - Preleasing - Available Summer 2009 -- Located in the FTZ No. 83 -- Extra trailer parking -- Offices-to-suit



of 4/6/09

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