



**INDUSTRIAL AVAILABLE • Former Chesebrough-Ponds • Up to 129,849 SF**  
1000 James Record Road • Huntsville, AL 35824



**EXCLUSIVE AGENT:**

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Information deemed reliable, but not guaranteed.



# SPECIFICATIONS

## SIZE

- Production area (dropped ceiling): 70,874 SF
  - Warehouse A (leased): 116,680 SF
  - Warehouse A Office (leased): 6,950 SF
  - Warehouse B: (leased) 99,601 SF
  - Warehouse B Office: (leased) 5,224 SF
  - Shop & Maintenance Area: 18,854 SF
  - General Office: 18,000 SF
  - Mezzanine Production Area: 23,121 SF
- Total Rentable Area: 359,304 SF*

## LAND

40.3 acres, leveled and cleared

## CONSTRUCTION

- Floors: 6" reinforced concrete
- Walls: Concrete block

## ROOF

- Built-up asphalt and gravel over production area and office
- Corrugated metal over warehouse

## CEILING HEIGHTS

- Acoustical dropped ceiling in production area to 12'
- Warehouse clearances 24' - 29'
- Mezzanine clearance 19'

## LIGHTING

Fluorescent in office and production area; metal halide in warehouse

## PARKING

Paved parking for 350 cars

## TRUCK LOADING

North End:

- (7) 8' x 10' dock doors with levelers
- (2) 8' x 8' dock doors with levelers
- (1) 10' x 10' dock door with leveler
- (1) 8' x 10' drive-in door with ramp

South End:

- (6) 8' x 10' dock doors with levelers
- (1) 8' x 10' drive-in door with ramp

## UTILITIES

Power:

- 2000 KVA
- 480/277 3-phase distribution

Water:

- (2) 2" lines, (1) 6" line, (1) 10" line

Sewer:

- (2) 6" lines

Gas:

- 4" line

## ZONING

Industrial—Subject to Airport Industrial Park restrictive covenants

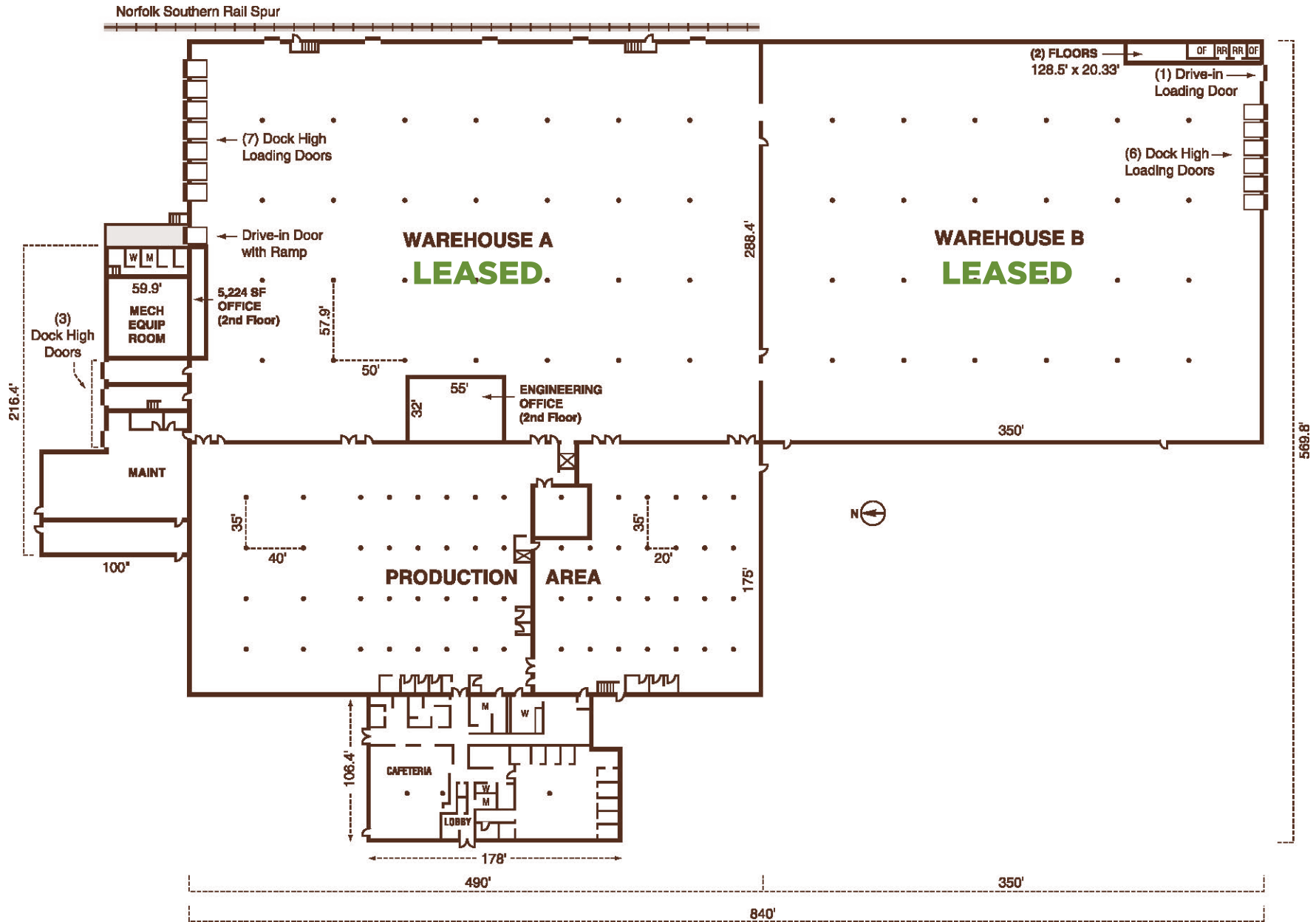
## TRANSPORTATION

- Adjacent to Huntsville/Madison Jetplex
- 1 mile from International Intermodal Center
- 1.5 miles to I-565
- Norfolk Southern rail spur





# FLOOR PLAN





# SITE PLAN & LOCATION MAP

