



NOW PRE-LEASING • DISTRIBUTION CENTER

INTERSECTION OF I-65 & I-565 • 23366 BIBB GARRETT ROAD • TANNER, AL 35761

BUILD TO SUIT OPPORTUNITY

NW Corner of I-65 @ I-565
Decatur/Huntsville Market

BUILDING SIZE

305,760± SF

EXPANSION CAPABILITY

200,000± SF

CONSTRUCTION

- Concrete Tilt-Up
- Class A Industrial
- 32' clear height

ACCESS/PROXIMITY

- Only 1.5 miles to the I-65/I-565 interchange, providing near immediate North/South and East/West corridor access
- Air service within 5 miles (Huntsville International Airport)
- In close proximity to the recently announced Toyota/Mazda plant at the Huntsville Mega Site

COMMENTS

- Zoned M-1 (Light Industrial)
- Now Pre-Leasing
- Incentives Available
- Custom TI Packages



FIVESOUTH
ARCHITECTURE



LEASE RATE
\$4.95 PSF NNN

EXCLUSIVE AGENTS

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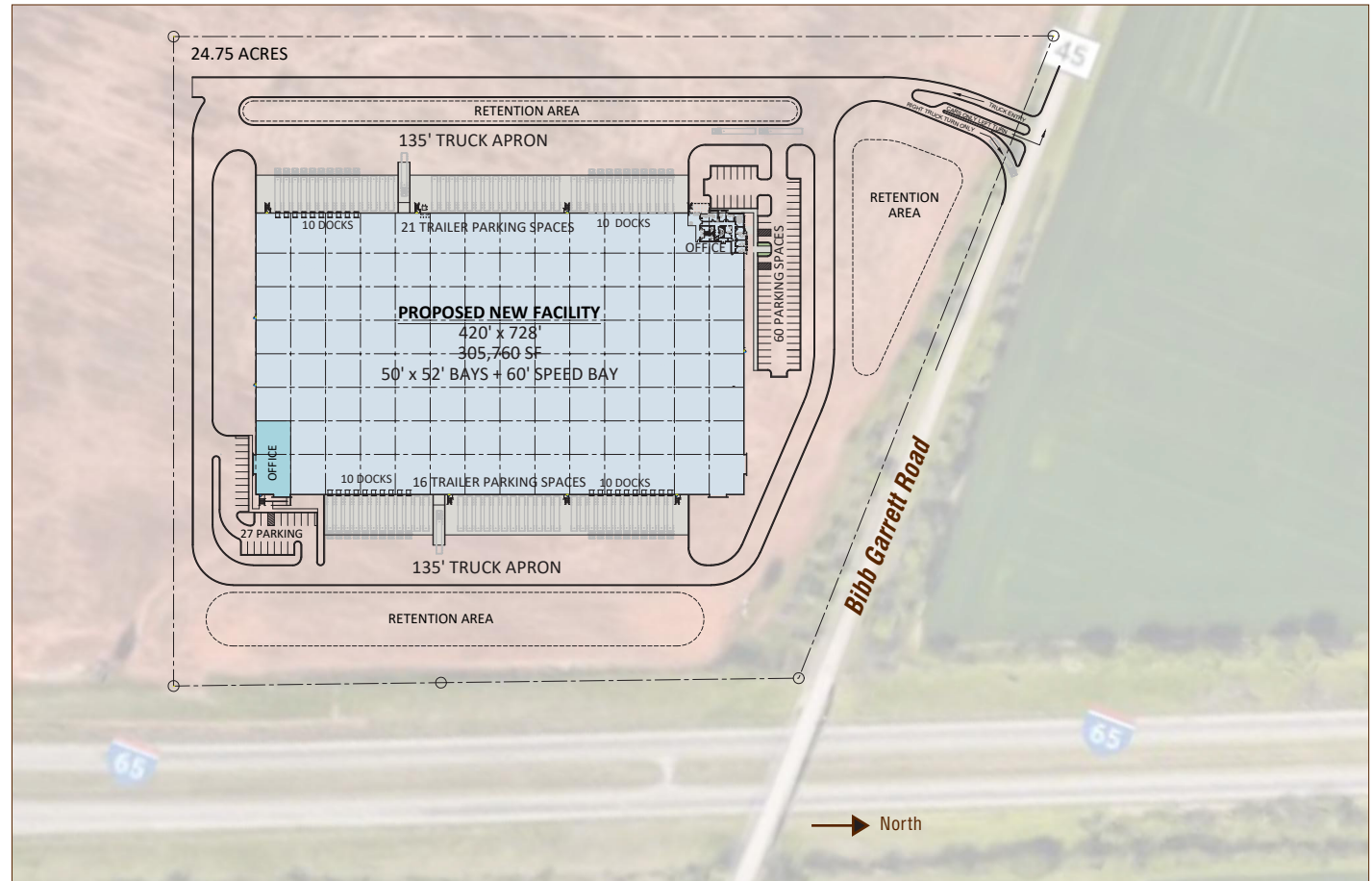


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BUILDING INFORMATION

- 305,760± SF
- Expandable by 200,000 SF
- 32' clear height
- 50' x 52' bays + 60' speed bays
- Cross dock design
- ESFR sprinkler system
- 135' truck aprons
- Drive-in ramps as needed
- 82± dock doors or trailer parks
- Demisable up to ±100,000 SF



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