



# INDUSTRIAL FACILITY AVAILABLE

FORMER KENNAMETAL FACILITY • 1297 COUNTY LINE ROAD • MADISON, AL

## LEASE

1297 County Line Road  
Madison, AL 35756

## AVAILABLE SF

184,000 SF situated on 25 acres

- 177,000 sf warehouse area
- 7,000 sf office space

## COMMENTS

- Located in the Jetplex area with excellent access to I-565
- 18' - 24' ceiling height
- 4 dock doors; 3 drive-in doors
- Sprinkler system in place
- Power: 14,000 KVA
- Office portion is fully conditioned
- Entire warehouse area is heated; 70% of warehouse area is cooled

## PRICING

\$4.50 PSF NNN

## EXCLUSIVE AGENT

Jeremy D. Pope, CCIM, SIOR  
jeremyp@grahamcompany.com  
256.382.9010



1500 Perimeter Parkway  
Suite 150  
Huntsville, AL 35806

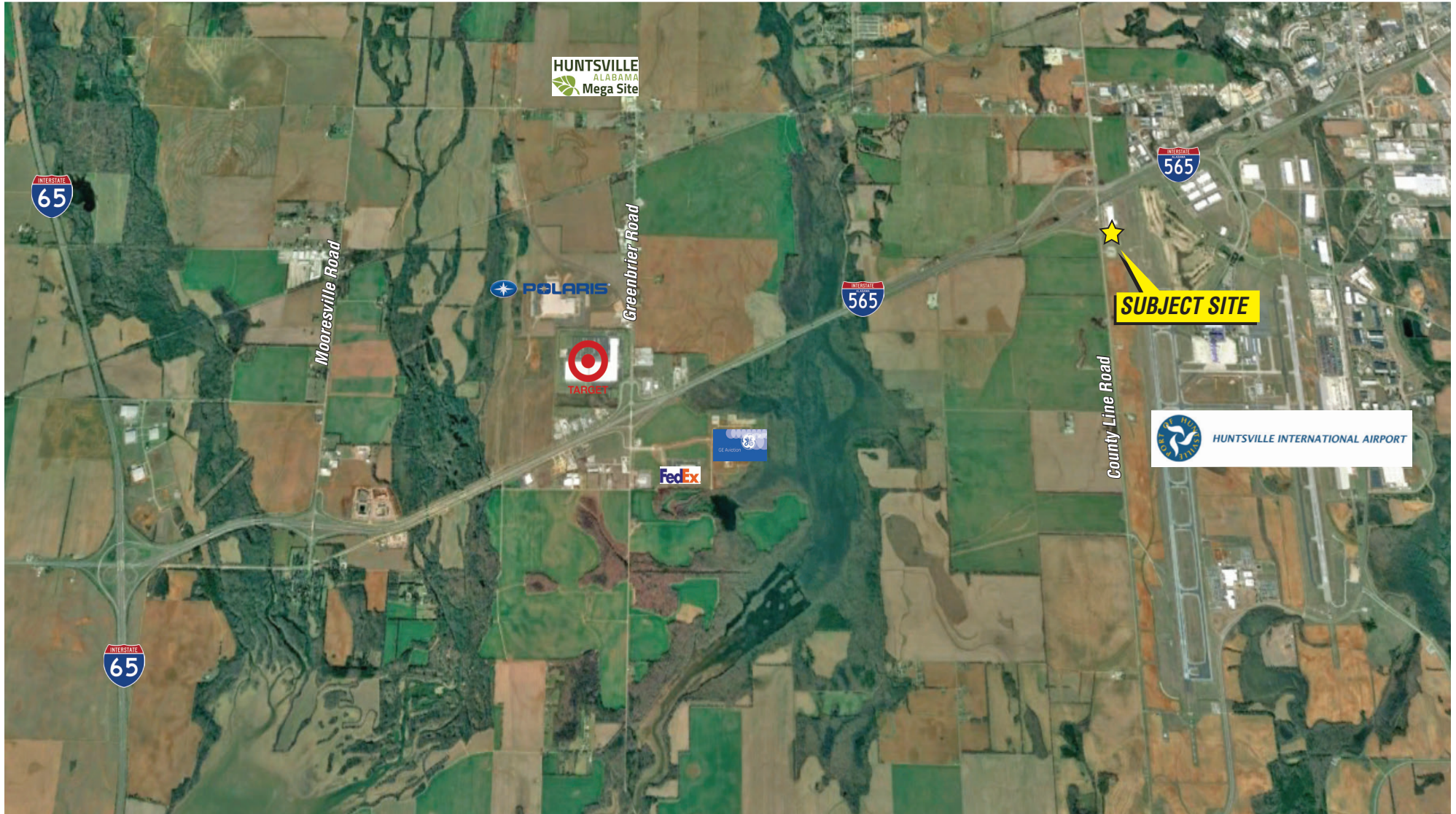
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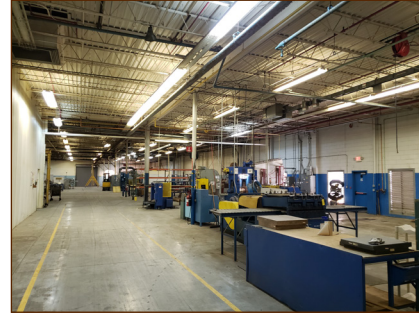
Information deemed reliable, but not guaranteed.





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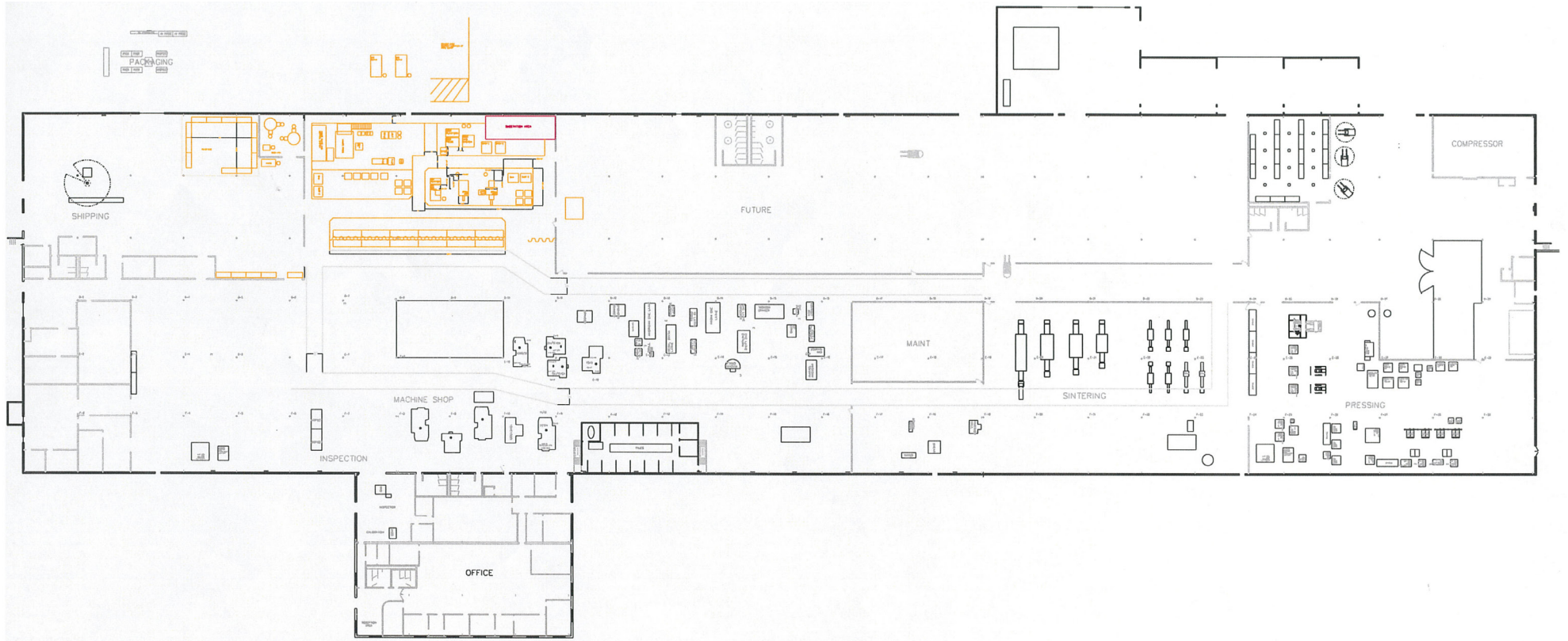
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