

Huntsville, AL 35806

Spacegate Industrial Park

5870/5860 Research
Park Blvd.

±50,750 SF Building
Phase II

±50,750 SF Building
Phase I

±45,000 SF Built in 2019



Phase I ±25,325 SF Available

Phase II ±50,750 SF Available

\$7.35 NNN Can be conditioned
Center Columns at 74 ft

30' Ceilings, 6 Loading Docks, 20 X 20
Drive-In Door, 1200 AMP 480 Volt
Power, LED Lights, Sprinkler

Offered by Samples Properties

Contact Wes Kendall at:

525 Madison Street
Suite 205
Huntsville, AL 35801
256.533.0003

wes@samplesproperties.com
www.samplesproperties.com

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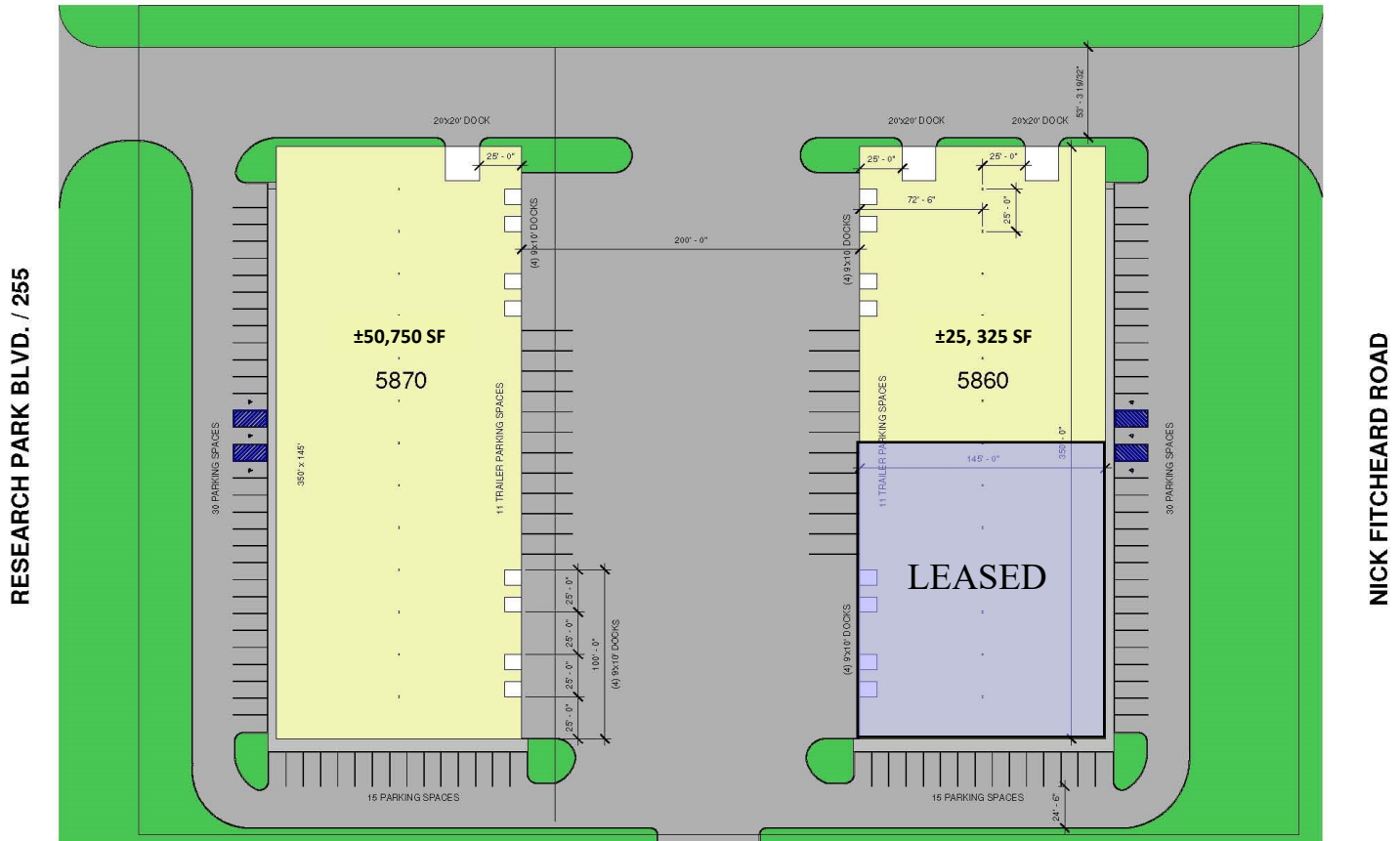
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- Phase I Delivery—October, 2020
 - ⇒ ±25,375 SF Available
- Phase II Delivery—December 2020
 - ⇒ ±50,750 SF Available
- 7.7 Acres
- 45 Auto Parking Spaces
- 20 Parking Spaces for Trucks & Trailers
- 6—9X10 Dock Doors with Dock Levelers
- 20 X 20 Drive In Door
- 6” Reinforced Slab 4000 PSI
- Sprinkled
- All LED Lighting
- 1200 AMP 277/480 Volt Elect. Service
- 350’ X 145’
- 1 Row of Columns 72.5’ from back wall
- 30’ Minimum Clear Height
- Concrete Parking Lot

The terms, floor plans and prices may change without notice. All information provided was acquired from the owner or reliable sources, however, Samples Properties is not responsible for typographical errors or erroneous information deemed accurate at the time of publication.

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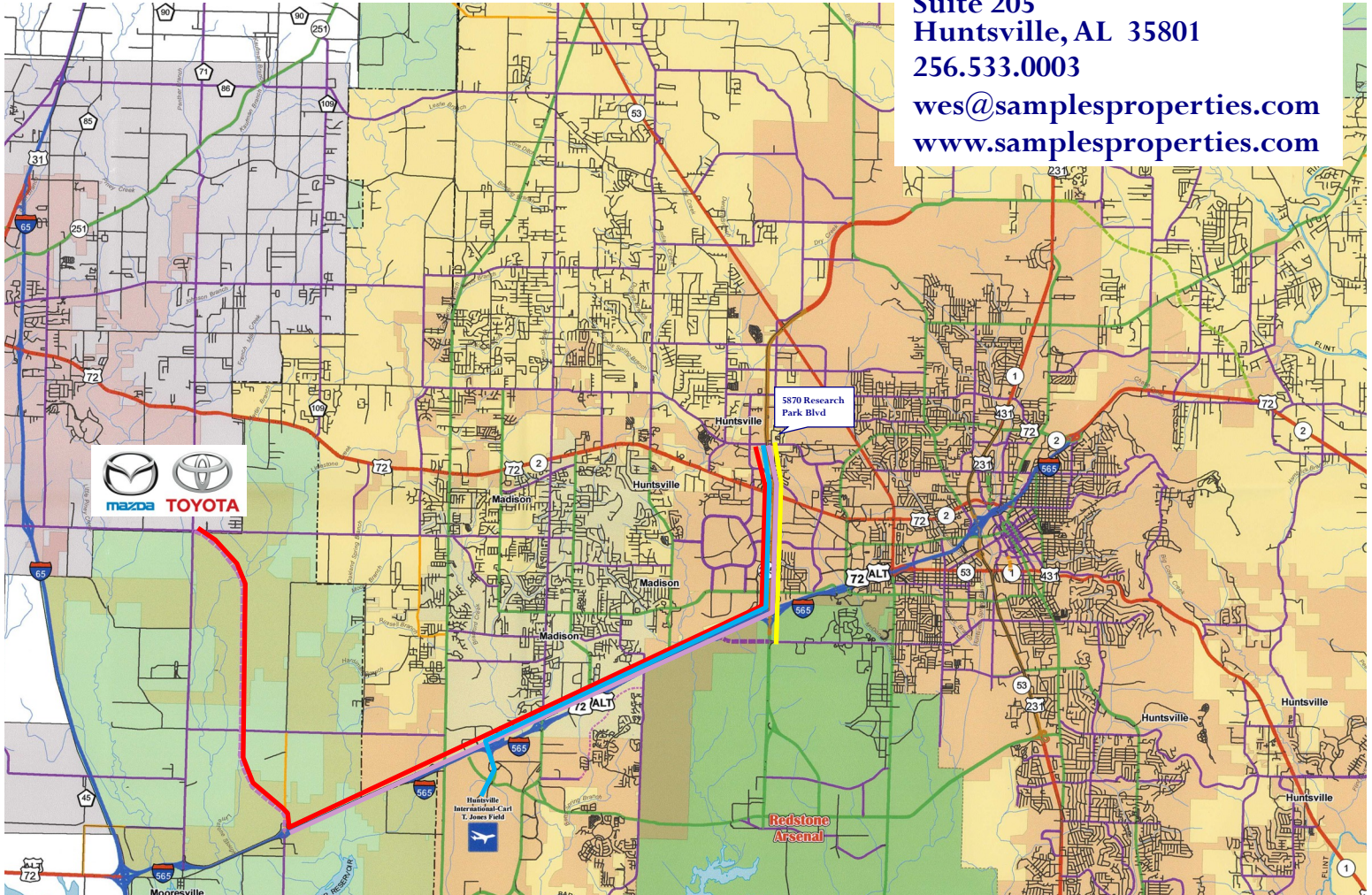
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- **5 Minutes to Gate 9 of Redstone Arsenal**
- **10 Minutes to Huntsville International Airport**
- **15 Minutes to Greenbriar Exit**
- **17 Minutes to Toyota/Mazda**
- **Madison County**