

Jetplex Lane

Madison, AL 35758

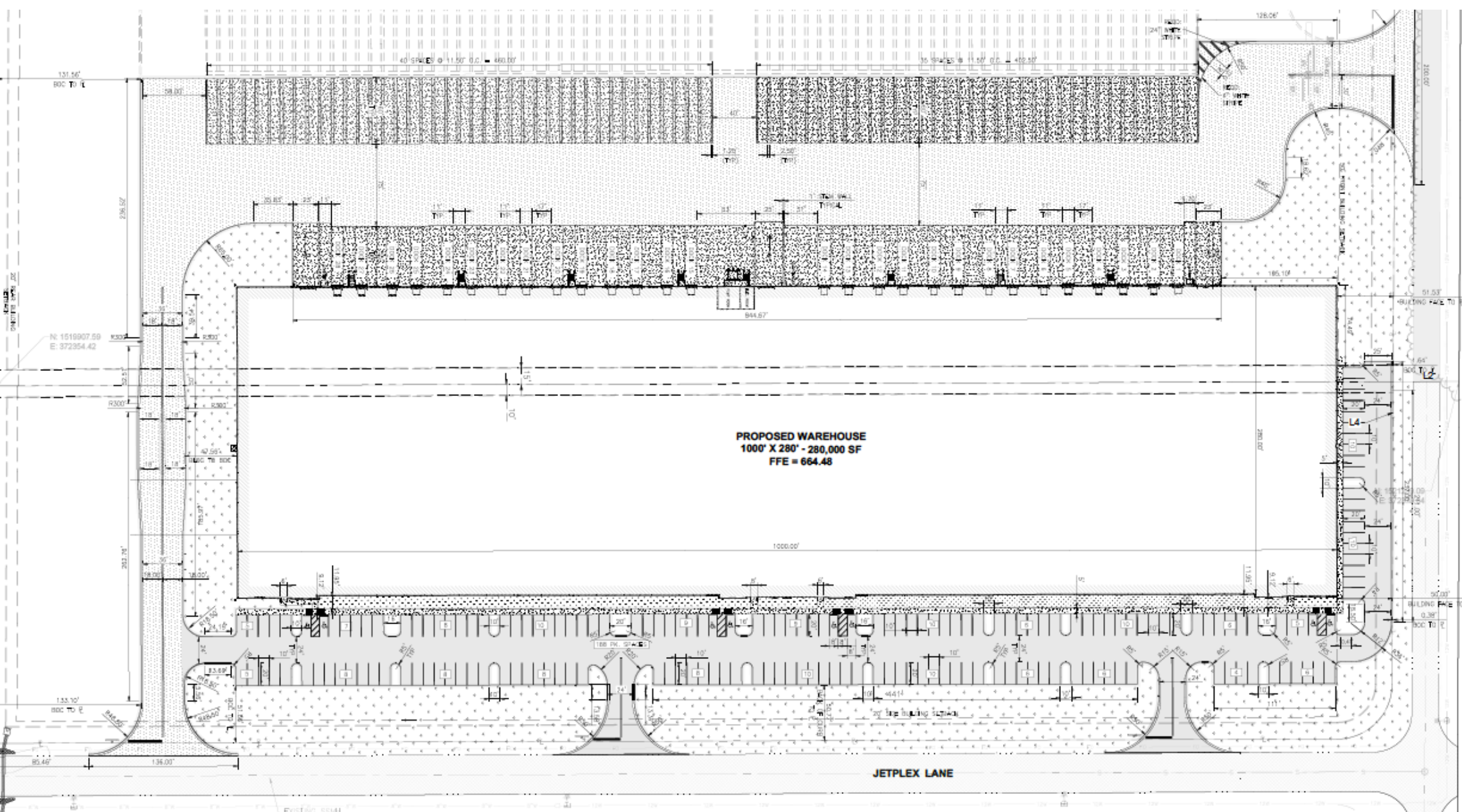


Build-to-Suit Lease | Build-to-Suit Sale

www.thewestmorelandcompany.com

The Westmoreland Company, Inc.
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PROPOSED SITE PLAN



LAND SPECIFICATIONS

Located in the heart of Madison, AL on 26-acre industrial site, primed and ready for a custom "Build-to-Suit" project. Strategically positioned within one mile radius of I-565 and two miles from Huntsville International Airport, this location offers unparalleled accessibility for businesses looking to establish a prominent presence. Embrace the potential of this expansive plot, tailor-made to suit your unique business needs, and capitalize on the strategic advantage it provides in one of Alabama's most sought-after industrial hubs.

PROPERTY HIGHLIGHTS

Building Size: 280,000 SF

Building Dimensions: 1,000' x 280'

Column Spacing: 50' w x 55' d 50' w x 60' d at dock side

Clear Height: 40' minimum

Loading: 28 (9'x10') Overhead Dock Doors with Knockout capacity for 14 additional Overhead Dock Doors / 3 (22'x16') Drive In Ramps

Dock Packages: 8" Dock Bumpers with Accompanying Dock Levelers at each dock door

Truck Court: 130' Single Truck Court with 60' Trailer Parking

Aprons & Drives: 60' Wide Apron and Entry with Heavy Duty Asphalt into 75' Wide Heavy Duty Asphalt Truck Court with 55' Long Concrete Dock Slab (8" thick, 4,000 PSI Concrete) and 60' Long Concrete Long Trailer Parking (8" Thick, 4,000 PSI Concrete)

Auto Parking: 188 Spaces

Trailer Parking: 75 Full-Size Trailer Spaces

Yard: Additional Trailer or Outdoor Yard Available

Electrical: Up to 2500 AMP Service

Lighting: LED High Bay Lighting

Roof: 60 mil TPO

Floor: 7" Thick Concrete Slab on 15-mil polyethylene vapor barrier

Fire Sprinkler: ESFR

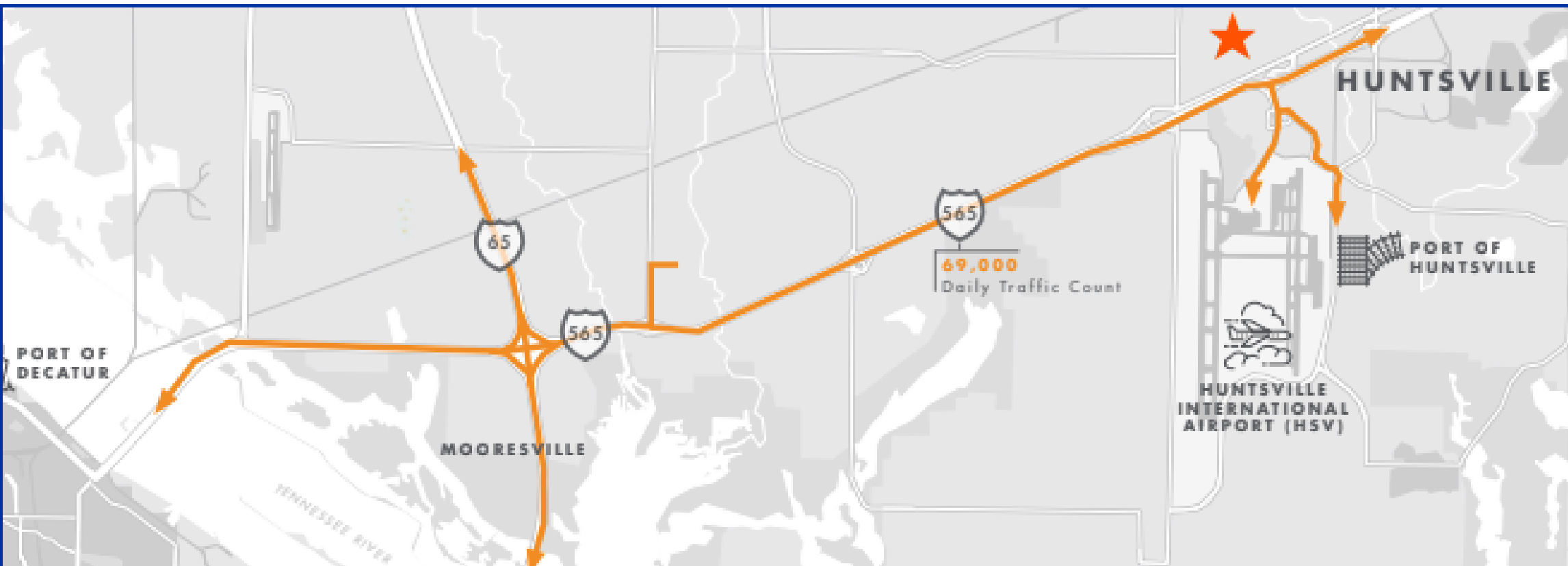
LOCATION OVERVIEW

The Huntsville Metro lies in the heart of North Alabama, between the foothills of the Appalachian Mountains and the banks of the Tennessee River. The Huntsville area is also well positioned for industrial transportation by road, rail, and air, and is less than four hours by car to Atlanta, Nashville, Memphis, Chattanooga and Birmingham.

- ◆ 80 MILES TO BIRMINGHAM, AL
- ◆ 110 MILES TO NASHVILLE, TN
- ◆ 20 MILES TO CHATTANOOGA, TN
- ◆ 190 MILES TO ATLANTA, GA
- ◆ 75% OF U.S. MARKET WITHIN 1 DAY TRUCKING DISTANCE



UNMATCHED ACCESS & CONNECTIVITY



- ◆ 0.5 MILE TO INTERSTATE 565
- ◆ 8.1 MILES TO INTERSTATE 65
- ◆ 19 MILES TO PORT OF DECATUR/TENNESSEE RIVER WATER PORTS
- ◆ 2.3 MILES TO HUNTSVILLE INTERNATIONAL AIRPORT (HSV)
- ◆ 4 MILES TO PORT OF HUNTSVILLE INTERNATIONAL INTERMODAL CENTER RAIL CARGO
- ◆ 16 MILES TO DOWNTOWN HUNTSVILLE, AL

LOCATED IN THE FASTEST GROWING CORRIDOR
IN THE FASTEST GROWING CITY IN ALABAMA



TWC

THE WESTMORELAND COMPANY

BUILDING LASTING RELATIONSHIPS



**200 RANDOLPH AVENUE
HUNTSVILLE, AL 35801**

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