



retail specialists

FOR SUBLEASE



4 Building Industrial Site with Laydown Yard

378 Nick Fitchard Rd NW, Huntsville, AL 35213

Property Highlights

- 7 drive-in doors per building / 21 total, all 16' roll-ups
- Two bay sizes: 1,250 SF end-caps and 1,000 SF in-line
- 2" high-pressure water lines, 100 GPM
- All-metal construction; office building roof only ~10 yrs old; no roof leaks anywhere
- Previously subleased bay-by-bay as storage

Demographics	1 mile	3 mile	5 mile
Population	4,884	38,433	104,827
Household	2,288	17,958	45,176
Med HH Income	\$84,663	\$89,819	\$86,397



SQ FT
24,765



TRAFFIC
12,084 VPD
(Research Park Blvd)



ACCESS
Interstate

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Site Plan - Available Space



LEGEND

- 16' grade-level drive-in door
- Available space (divisible)
- Landlord-retained — not available
- Approx. property boundary (±6.2 AC)

Bay dimensions: end-cap 25'x50' (1,250 SF), in-line 20'x50' (1,000 SF). All-metal buildings; 2" high-pressure water (100 GPM); no HVAC in warehouses. Not to scale.

AVAILABILITY SUMMARY

In-line bays	(10) @ 1,000 SF
End-cap bays	(4) @ 1,250 SF
Open warehouse (B)	(1) @ 7,500 SF
Office building	2,265 SF / 6 offices

TOTAL AVAILABLE ±24,765 SF

Divisible from ±1,000 SF · combinable to full site
21 total grade-level drive-in doors

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Additional Photos



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