

WAREHOUSE SPACE FOR LEASE

1220 RETAIL DRIVE



PROPERTY HIGHLIGHTS

- Rare Warehouse Space in Huntsville available for Lease
- Just minutes from downtown
- 82,559 Total SF on +/- 6.1 acres, Zoned LI
 - 80,659 warehouse
 - 1,900 sf office
- 27' Ceilings
- 10 Drive up Docks

LOCAL PROXIMITY SUMMARY

Redstone Arsenal	5.1 Miles
Cummings Research Park	4.3 Miles
Huntsville Hospital	4.7 Miles
Downtown Huntsville	4 Miles

Call for Pricing



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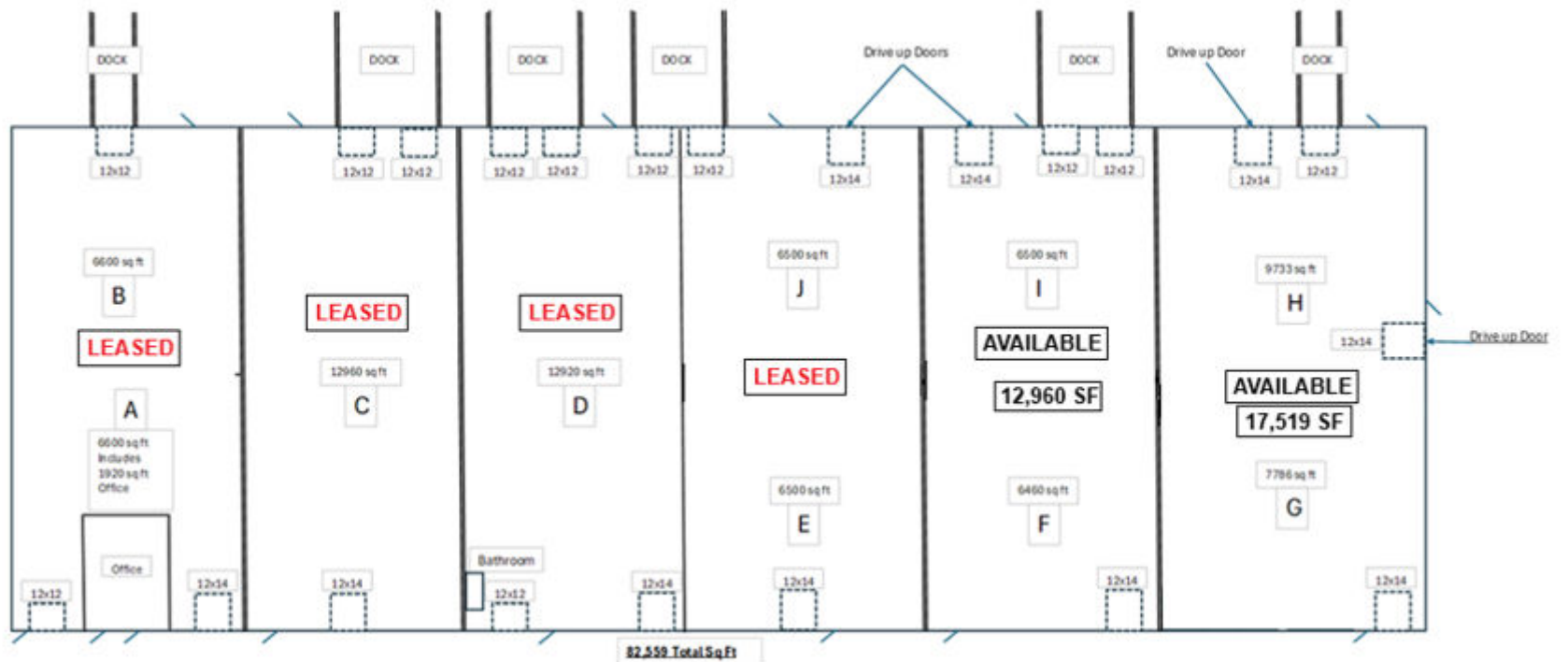
ABOUT THE PROPERTY

4668 Commercial Drive also known as 1220 Retail Drive is a industrial property containing 82,559 SF warehouse space and 1,900 SF Office Space conveniently located just minutes from downtown Huntsville, AL. Site is currently divisible in 10 separate warehouses, please see attached layout. This warehouse has easy access to both Hwy 72 and Hwy 565. Owner is willing to combine any existing areas.



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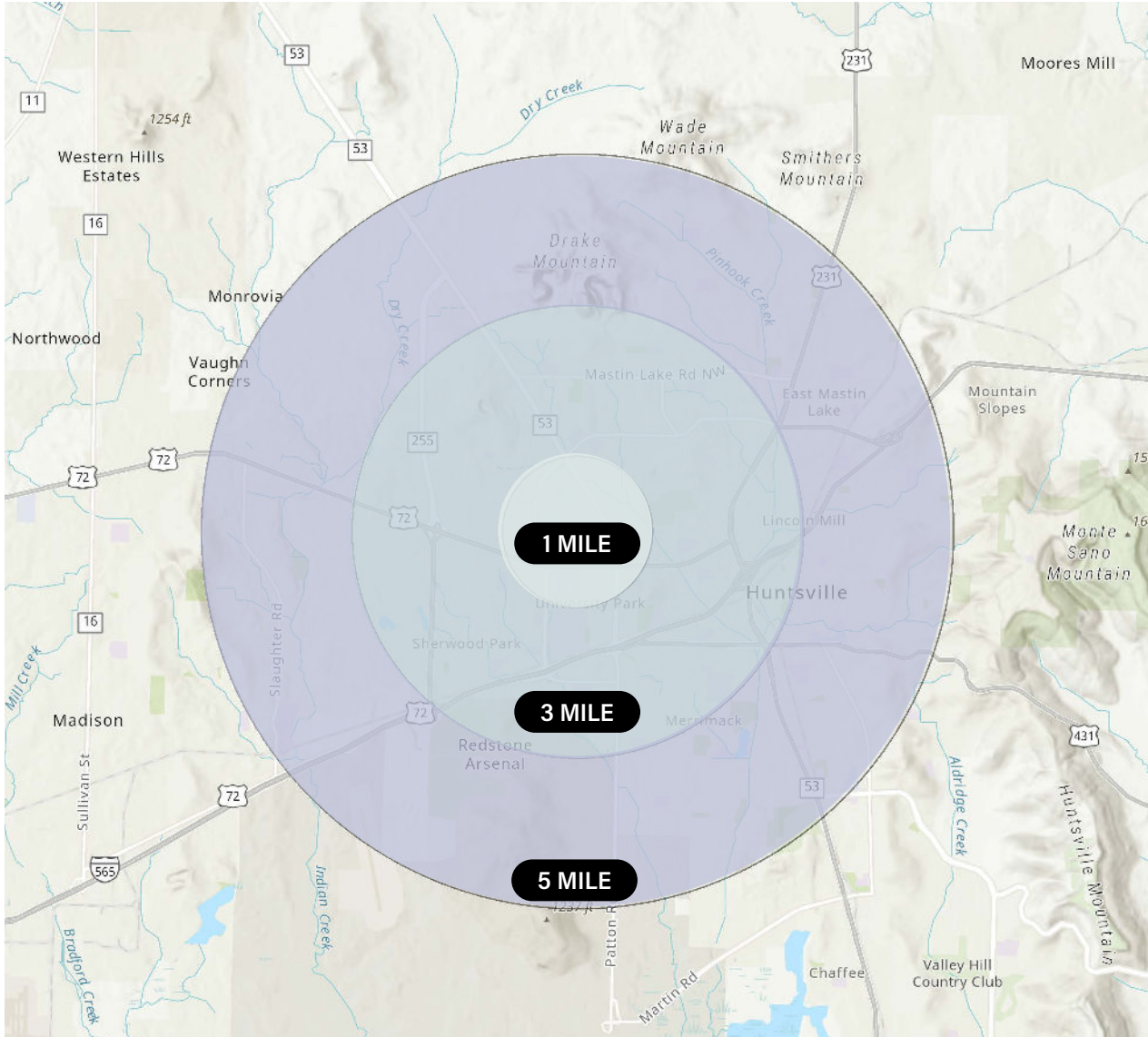
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1 MILE

Population	10,600
Households	4,768
Families	1,870
Average Household Size	1.94
Median Age	28.4
Median Household Income	\$35,320
Average Household Income	\$53,079

3 MILE

Population	57,630
Households	25,745
Families	12,161
Average Household Size	2.07
Median Age	33.4
Median Household Income	\$40,917
Average Household Income	\$60,806

5 MILE

Population	126,272
Households	55,804
Families	28,587
Average Household Size	2.13
Median Age	36.5
Median Household Income	\$53,789
Average Household Income	\$82,782



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Chapman Commercial Realty is focused on providing expert services across Office, Industrial, Retail and Land properties located throughout North Alabama. We are committed to enhancing value and building long-term relationships by delivering exceptional service while employing ethical and honest business practices. We are all about providing full service real estate solutions to our clients with the best possible results. Our commercial brokerage team offers knowledge and depth drawn from our many years of experience in the local market.

William "Bill" Chapman
Broker/Owner

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