

# 130 VINTAGE DRIVE | HUNTSVILLE, ALABAMA

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**269,253 SF AVAILABLE**



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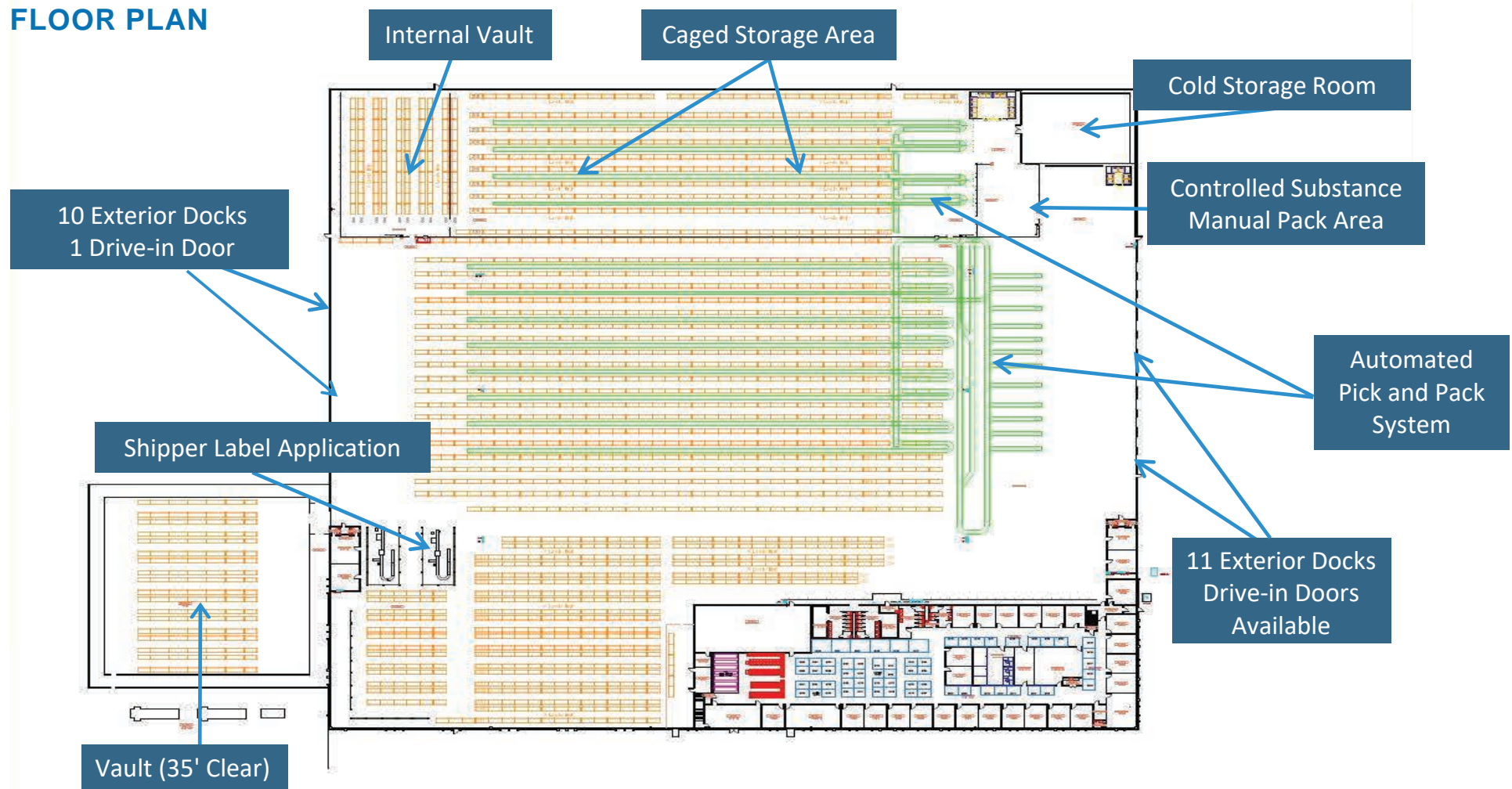




AVAILABLE FOR SALE OR LEASE

HUNTSVILLE | 130 VINTAGE DRIVE

## FLOOR PLAN



## CAMPUS OVERVIEW



## BUILDING SPECIFICATIONS:

<b>ADDRESS:</b>	130 Vintage Drive NE, Huntsville
<b>AVAILABLE:</b>	269,253 SF (divisible)
<b>OFFICE AREA:</b>	26,450 SF
<b>CLEARANCE:</b>	±36' clear (±25' staging bay)
<b>LOADING:</b>	Twenty-one (21) exterior truck docks fully equipped with seals, levelers & locks One (1) drive-in door (expandable)
<b>PARKING:</b>	To suit
<b>HVAC:</b>	Fully air-conditioned
<b>SPRINKLERED:</b>	Fully
<b>LIGHTING:</b>	High efficiency fixtures
<b>VAULT:</b>	17,926 SF at ±35' clear (fully racked)
<b>MEZZANINE:</b>	26,450 SF office & warehouse space - 10'-22' clear (mezzanine area is not included in building SF)
<b>LEASE RATE:</b>	Subject to proposal
<b>SALE PRICE:</b>	\$15,750,000
<b>COMMENTS:</b>	<ul style="list-style-type: none"> <li>State-of-the-art cross-dock distribution facility.</li> <li>Fully equipped distribution center with full racking, fenced vault, wire-guided retrieval system, forklifts &amp; charging stations and fully furnished offices.</li> <li>High image business campus environment with plenty of room for expansion.</li> <li>Highly flexible facility and configuration is ideal for any production, manufacturing and warehousing operations.</li> <li>Experienced and highly skilled labor base available to support your growth.</li> <li>Located only 15 minutes from downtown Huntsville.</li> <li>Immediate expressway accessibility and close proximity to Huntsville Airport and I-65.</li> <li>Fully furnished offices and warehouse is fully equipped with racking, forklifts and other equipment which is available for sale or lease.</li> </ul>

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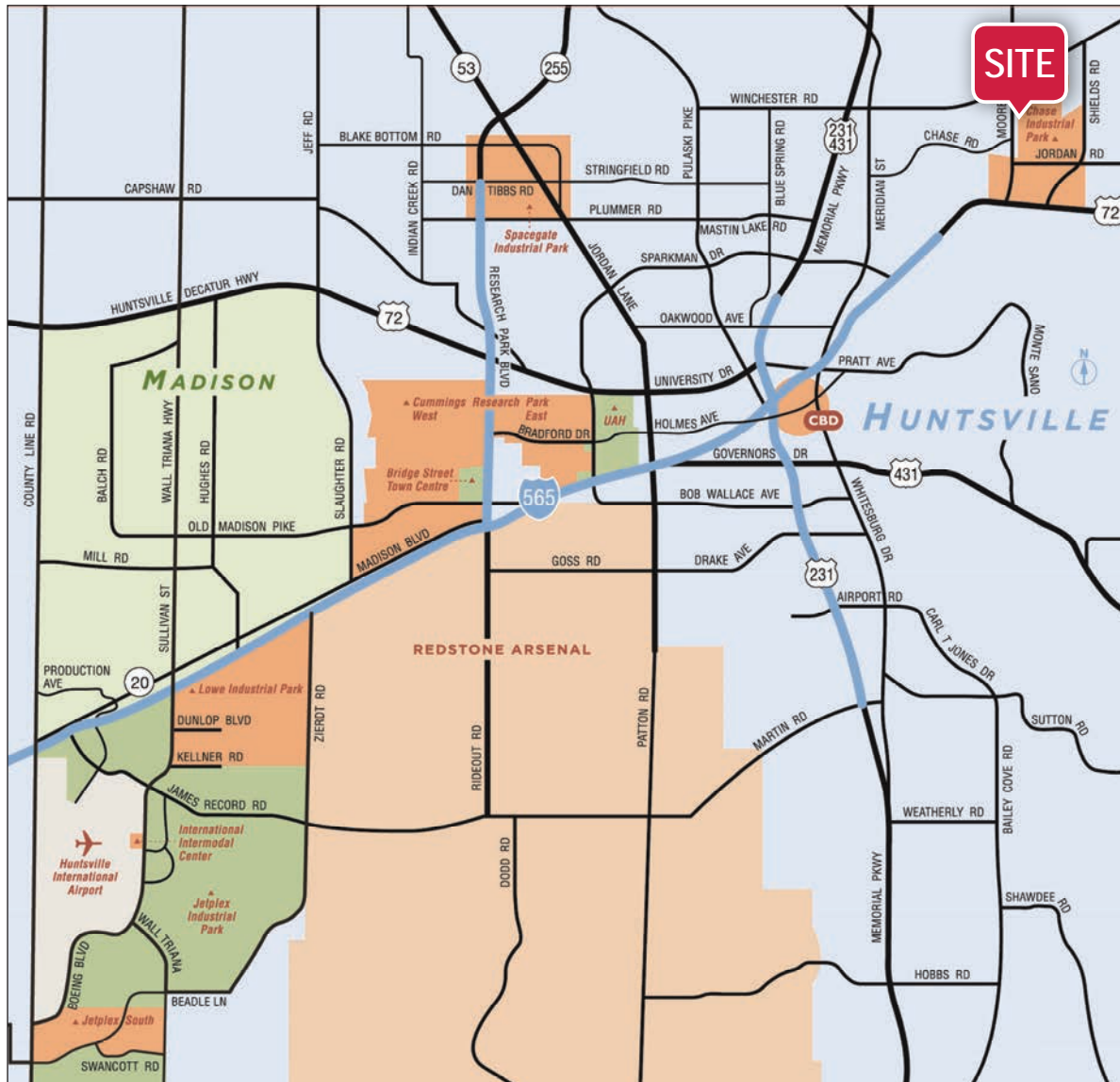
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## MEDIA RECOGNITION

The Huntsville community is recognized worldwide as a thriving metropolitan area great for both business and living. The City has received recognition from major publications and media outlets, when compared and ranked with much larger cities. These headlines present a snapshot of what others are saying about us. For an updated list of headlines and articles, please visit [HSVchamber.org/category/accolades](http://HSVchamber.org/category/accolades)

	Huntsville among Top 25 Most Educated Cities in America (July 2018)
	Huntsville Named #1 on list of the Top 10 Best Cities for STEM Workers in America (June 2018)
	Future of Tech is in Three Cities, including Huntsville (June 2018)
	Huntsville Earns "Straight A" Financial Report Card for the 10th consecutive year (January 2018)
	Huntsville ranks No. 7 Best Place to Live in the U.S. (April 2018)
	Alabama is among top 10 states in business climate rankings (November 2016)
	Huntsville is one of top metros to "Power the U.S. Economy" (September 2015)
	Huntsville No. 2 of Up-and-Coming Tech Hotspots (April 2018)

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