



1101 WASHINGTON STREET FOR SALE OR LEASE



- DESCRIPTION:** THE FORMER AMERICAN RED CROSS IN HUNTSVILLE. LOCATED ON APPROX. 3.54 ACRES (+/-), THIS BUILDING HAS 29,160 SQ. FT. TOTAL WITH 8,800 SQ. FT. OF WAREHOUSE SPACE AND 20,360 SQ. FT. OF OFFICE SPACE WITH 2 LOADING DOCKS. CENTRALLY LOCATED. 3 BLOCKS FROM I-565, DOWNTOWN HUNTSVILLE, MEMORIAL PARKWAY AND FIVE POINTS.
- LOCATION:** NORTH ON THE PARKWAY TO UNIVERSITY DRIVE. TURN RIGHT ON UNIVERSITY DRIVE FOR .64 MILES. LEFT ON WASHINGTON STREET. SUBJECT PROPERTY IS .36 MILES ON THE LEFT.
- BUILDING SIZE:** 29,160 SQ. FT. (+/-)
WAREHOUSE SPACE: 8,800 SQ. FT. (+/-)
OFFICE SPACE: 20,360 SQ. FT. (+/-)
LAND SIZE: 3.54 ACRES (+/-)
ZONING: C-1 / **OPPORTUNITY ZONE & HUB ZONE**
LEASE PRICE: \$6.50/ SQ. FT./ YEAR NNN
FOR SALE: CALL FOR PRICING.
CONTACT: RUSS RUSSELL, CCIM, ALC, CEA ♦ 256-536-7777

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