



COMMERCIAL REAL ESTATE

3311 9th AVE. WAREHOUSE



DESCRIPTION: OFFICE/ WAREHOUSE BLDG. LOCATED CLOSE TO REDSTONE ARSENAL, RESEARCH PARK, UAH AND DOWNTOWN HUNTSVILLE. FEATURES 5 OFFICES, 2 BATHROOMS, A BREAK ROOM, A STORAGE ROOM, 4 LOADING DOCKS, AND ONE 16' DRIVE-IN DOOR.

LOCATION: S.E. CORNER OF NINTH AVE. AND TENTH STREET.

BUILDING SIZE: 24,420 SQ. FT. +/-

OFFICE SPACE: 2,400 SF. +/-

WAREHOUSE SPACE: 22,020 SF. +/-

FLOORPLAN: ON REVERSE SIDE.

LAND SIZE: 389' X 265' X 350' (+/-) OR 1.26 ACRES (+/-)

ZONING: LIGHT INDUSTRY, **OPPORTUNITY ZONE, HUB ZONE**

SALE PRICE: \$1,690,000

CONTACT: RUSS RUSSELL, CCIM, ALC, CEA ♦ 256-536-7777

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3311 9th Ave. Floorplan

