

## Sale or Lease

Land Size: 1.61 Acres  
Property Size: 70,132 Sq. Ft.

For Sale or Lease! Warehouse/Retail Showroom For Sale in Huntsville, AL- 2733 University Drive. 7,200SF commercial building with a brand new TPO roof and 116ft. of road frontage for sale in a high traffic area of Huntsville. This property includes a large fenced area of over a half an acre to east side of the building which is currently subleased to a third party. A loading dock with a 12' drive-in door, an office space and a retail showroom round out this desirable property. Great price for this area with many well established businesses!

Sale Price, \$995,000. Lease price, \$11/ SQ. FT.

- 10 minutes to Downtown Huntsville
- Traffic Count: 46,042 vehicles per day
- Big Box stores within walking distance
- Well established area of Huntsville



# RETAIL/ WAREHOUSE FOR SALE OR LEASE

2733 University Drive  
Huntsville, Alabama 35816

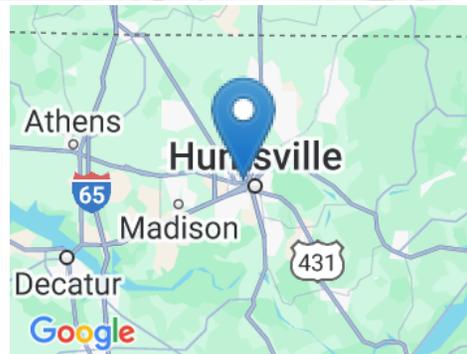
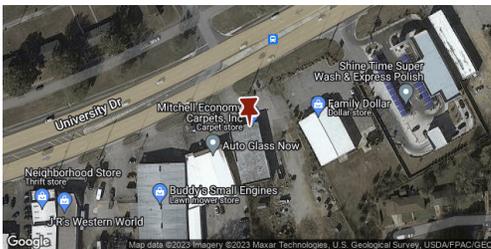
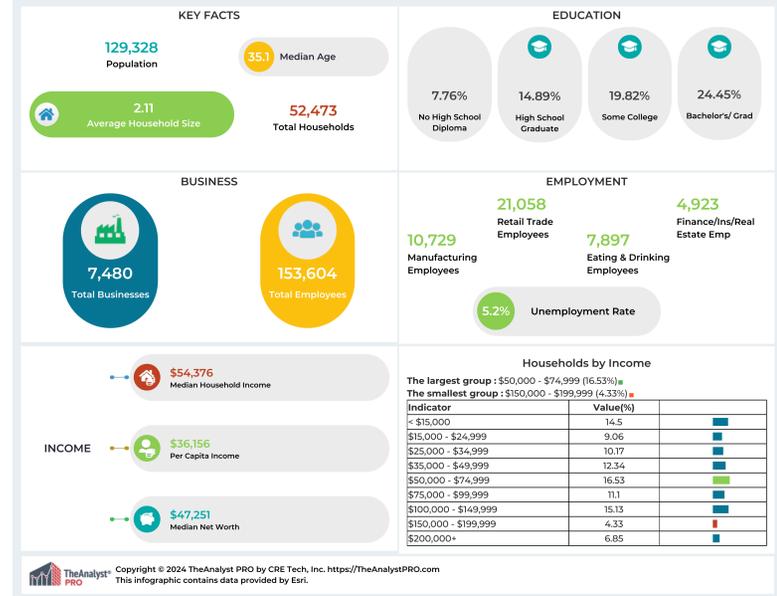
Contact:

**RUSS RUSSELL**  
CCIM

**256-536-7777**

[russ@russrussell.com](mailto:russ@russrussell.com)

PROPERTY FOR SALE



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



Contact:  
**RUSS RUSSELL**  
 CCIM  
**256-536-7777**