



# Rocket City Logistics Center

Available SF:

# 270,400 SF

Delivery 3Q 2025

## Phase I

Gunters Way  
Huntsville, AL 35756



Accelerating success.

# 270,400 SF Available

## Rocket City Logistics Center

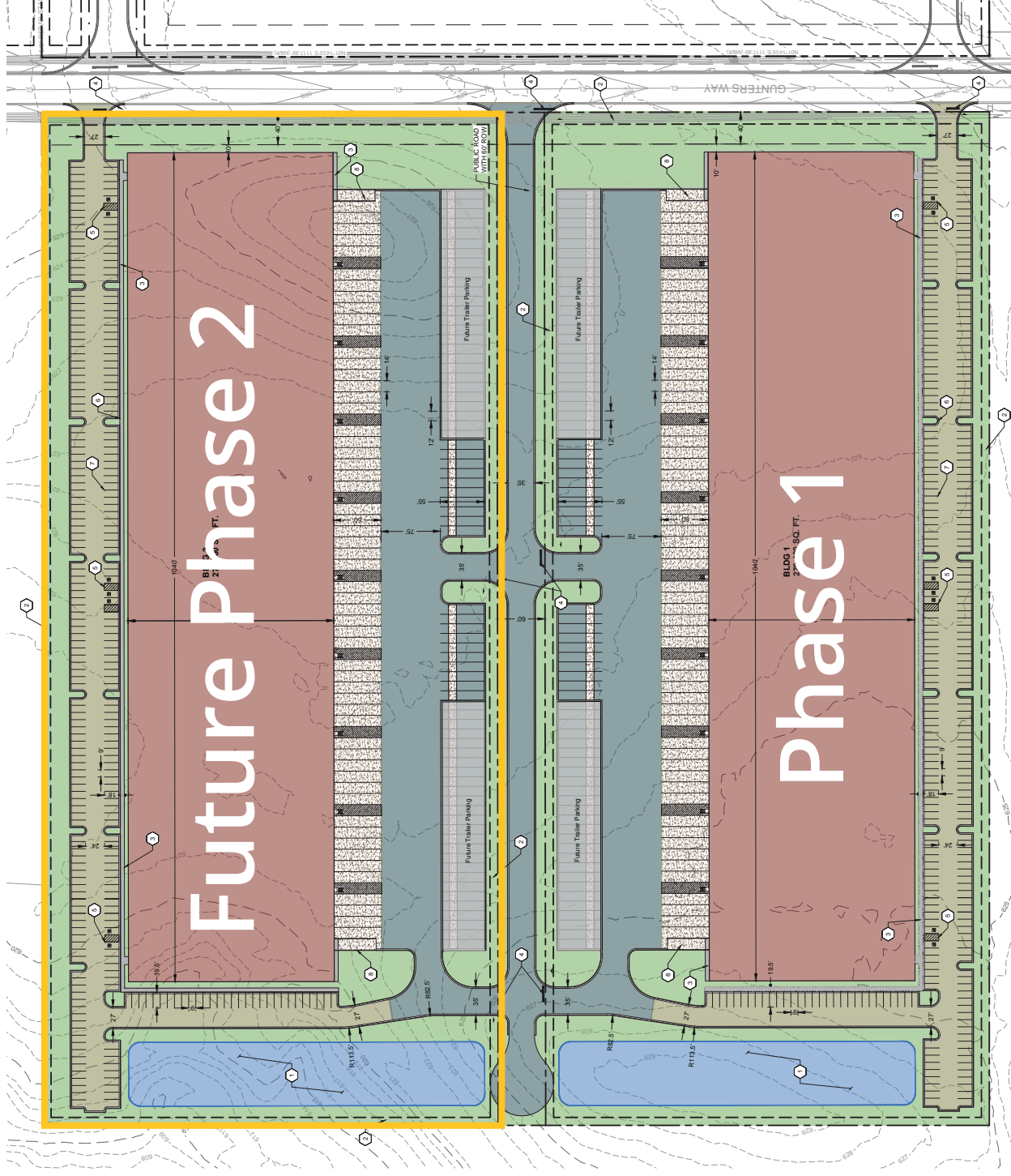
### Building Specifications

> Property	Rocket City Logistics Center - Phase I
> Address	Gunters Way, Huntsville, AL 35756
> Available SF	270,400 SF
> Office SF	BTS
> Construction	Tilt-up concrete panels
> Building Dimensions	1,040' x 260'
> Ceiling Height	32' minimum
> Column Spacing	56' x 60' (60' deep at speed bays)
> Truck Courts	135' - 190' truck courts
> Type of Floor	6" unreinforced, 4,000 PSI concrete with dowel baskets in the speed bay over a vapor barrier and soil-cemented subgrade
> Type of Roof	45-mil mechanically fastened TPO single-ply membrane system R-20 insulation value
> Lighting	Per spec - Tenant Improvement
> Sprinkler	ESFR system
> Heat	Freeze protection
> Trailer Storage	20 trailer spaces (±52 future trailer spaces)
> Auto Parking	±270
> Dock Doors	57 (9' x 10') dock-high doors
> Drive-In Doors	Two (2)
> Electrical	3,000-amp service with capacity to upgrade
> Other	Separate auto/truck ingress & egress

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# Rocket City Logistics Center

## Conceptual Site Plan - Phase 1 and Future Phase 2



### SITE LAYOUT NOTES

1. DRAWINGS NOT FOR CONSTRUCTION AND FOR REFERENCE AND COORDINATION ONLY.
2. PROPERTY LINES SHOWN ARE FOR REFERENCE ONLY AND NEED TO BE VERIFIED BY THE CITY OF ADAMSVILLE PLANNING DEPARTMENT.
3. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT OR EDGE OF STRUCTURE UNLESS OTHERWISE INDICATED.
4. STORMWATER DETENTION MANAGEMENT AREAS ASSUMED TO BE 10% OF TOTAL PAVED AREA. DEPTH AND AREAS FOR REFERENCE AND COORDINATION ONLY.
5. EXISTING CONTOURS SHOWN AT ONE FOOT INTERVALS ARE FOR REFERENCE ONLY AND SOURCED FROM ONLINE MAPPING.

### LEGEND

- PROPOSED BUILDING
- HEAVY-DUTY CONCRETE
- HEAVY-DUTY ASPHALT PAVEMENT
- LIGHT-DUTY ASPHALT PAVEMENT
- GRASS OR LANDSCAPE AREA
- CONCRETE SIDEWALK
- PROPERTY LINE
- ROW LINE
- SETBACK LINE
- EASEMENT LINE

### SITE DATA

- TOTAL SITE ACREAGE: 34.91 AC
- LOT 1 (SOUTH) ACREAGE: 16.39 AC
- LOT 2 (NORTH) ACREAGE: 18.77 AC
- BUILDING 1 PARKING: 110 TRUCK DOCK SPACES, 97 (7' ADA)
- TRUCK DOCK SPACES: 97
- BUILDING 2 PARKING: 110 TRUCK DOCK SPACES, 111 (7' ADA)
- TRUCK DOCK SPACES: 111
- TRUCK DOCK SPACES: 208 (7' ADA)
- TOTAL TRUCK DOCK SPACES: 208

### SITE KEYNOTES

- STORMWATER MANAGEMENT AREA
- UTILITY EASEMENT
- CONCRETE SIDEWALK
- STOP SIGN AND STOP BAR
- ADA PARKING AREA
- CURB AND GUTTER (CITY OF HANTSVILLE)
- # PAVEMENT STRIPES (ALDOT STANDARD)
- TRUCK RAMP

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Aerial View - Phase 1 and Future Phase 2



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## Rocket City Logistics Center

### Community Overview - Huntsville

The Huntsville community is the economic driver for the North Alabama Region. With a 13-county regional population of 1.1 million people, the economy is strong and growing. Military, space, telecommunications, biotechnology, diversified manufacturing and a variety of emerging specialties provide challenging work in delightful surroundings. The area enjoys a favorable cost of living and quality of life. Mountains, lakes, woodlands and the Tennessee River accommodate numerous recreational activities. A temperate climate enhances the season for outdoor sports, including world-class golf, hiking, biking, and fishing. Major concerts, Broadway and symphony performances, extensive permanent collections and traveling exhibitions contribute to a wonderful way of life.

### Key Economic Drivers



#### > CUMMINGS RESEARCH PARK

Cummings Research Park is the second largest research park in the country and the fourth largest in the world. It is one of the world's leading science and technology business parks, with a mixture of Fortune 500 companies, local and international high-tech enterprises, U.S. space and defense agencies, thriving business incubators and competitive higher-education institutions. CRP is the home of nearly 300 companies, almost 27,000 employees and 11,500 students.



#### > REDSTONE ARSENAL

Redstone Arsenal is a 38,000-acre federal research, development, test and engineering center and is home to the Army's missile, aviation and missile defense programs, the Missile Defense Agency, the Defense Intelligence Agency and NATO's MEADS program. Redstone is the principal location for Army materiel management, logistics and foreign military sales. NASA's Marshall Space Flight Center is also headquartered at Redstone. Arsenal agencies and program offices currently employ more than 37,000 people who manage more than \$50 billion in annual federal budgets. Redstone is home to more than 60 different federal organizations and contractor operations.



#### > MAZDA TOYOTA MANUFACTURING USA

Mazda Motor Corporation and Toyota Motor Corporation have established their new joint venture company "Mazda Toyota Manufacturing, U.S.A., Inc." (MTMUS) that recently began production in Huntsville, Alabama in 2021. The new plant, which is located 2 miles west of Rocket City Logistics Center via Old Highway 20, has the capacity to produce 150,000 units of Mazda's new crossover model (CX-50) that was newly introduced to the North American market and 150,000 units of the similarly new Toyota Corolla Cross. The facility is expected to create up to 4,000 jobs. Toyota and Mazda have invested \$1.6 billion towards this project with equal funding contributions.



\*Information provided by the Huntsville Chamber. Please see [hsvchamber.org](http://hsvchamber.org) for full details. Incentives are based on project specifications and are subject to negotiation and cannot be relied upon until directly verified

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## Rocket City Logistics Center

### Incentives

Alabama's tax structure and statutory incentives provide a definite advantage over other states for companies looking to grow in a business-friendly environment with a highly-skilled workforce. Potential incentives include the following:

#### > Statutory Sales & Use Tax Abatement

Qualifying industries may abate all state and the local abatable portion of construction related transaction (sales and use) taxes associated with constructing and equipping a project.

##### Special Exemptions

- Raw Materials Exemption. Raw materials used by manufacturers or compounders used as an ingredient or component part of their manufactured or compounded product are specifically exempt from sales and use taxation.
- Exemption of Certain Aircraft Maintenance Parts. All parts, components and systems that become a part of a fixed or rotary wing military aircraft or certified transport category aircraft which undergoes conversion, reconfiguration, or general maintenance (as long as the aircraft FAA registration is out of state) is exempt from state sales taxes.
- Pollution Control Equipment Exemption. All equipment or materials purchased primarily for the control, reduction or elimination of air or water pollution are exempt from state sales and use tax.
- Utility Gross Receipts Tax Exemptions. There are several exemptions from the utility gross receipts tax.

##### Statutory Property Tax Abatements & Exemptions

- For qualifying industries, it is possible to abate certain state and local portions of property tax. These abatements are valid for a maximum period of ten years and must be granted by the local granting authority prior to placing the project in service.
- Inventory Exemptions. Unlike many other states, Alabama does not levy a property tax on owned inventory of goods, wares, and merchandise that is offered for sale.
- Pollution Control Equipment Exemption. All equipment, facilities or materials constructed or acquired primarily for the control, reduction or elimination of air or water pollution are exempt from property tax.

#### > Corporate Income Tax

There are several credits and deductions that are statutorily available for Alabama corporate taxpayers. The taxpayer may participate in any or all of the statutory tax credits for which requirements are met.

##### Income Tax Credits & Deductions

- Federal Income Tax Deduction. Amendment 212 of the Constitution allows the corporate (and individual) taxpayer to deduct from its gross apportioned and allocated income, the apportioned (to Alabama) amount of federal income tax paid or accrued, creating a lower net effective income tax rate.
- Net Operating Loss Carry-forward. For Alabama corporate income tax, a net operating loss is applied to the first taxable year to which it may be carried and can be carried forward 15 consecutive years.

- Full Employment Act of 2011. Employers who had no more than 50 employees are eligible for a \$1,000 nonrefundable income tax or financial institution excise tax credit for each full-time qualifying job created.
- Heroes For Hire Income Tax Credit. Employers meeting the requirements for the Full Employment Act of 2011 are eligible for an additional \$1,000 nonrefundable income tax or financial institution excise (state-portion) tax credit for each job created if the employee is recently deployed, unemployed veteran.

#### > AIDT Workforce Training

AIDT's Total Workforce Delivery System has provided thousands of skilled, motivated employees to Alabama industries since 1971. The key to AIDT's response is a unique infrastructure allowing the total, upfront commitment of its resources to the success of your company. AIDT offers comprehensive pre-employment selection and training, leadership development, on-the-job training, continuous/process improvement assessments, maintenance assessments, and industrial safety assessments and training—all specific to your company's needs. From lead time planning to program delivery, AIDT rallies its total in-house capabilities to deliver a quality workforce.

##### Services Offered

- Pre-Employment Selection and Training
- Leadership Development
- Industrial Safety Assessment
- Industrial Maintenance Technician Assessment Program
- Process Improvement Assessment

#### > Alabama Jobs Act

- Jobs Credit: The job creation incentive is an annual, discretionary cash rebate of up to 3% of the previous year's gross payroll (not including fringe benefits) for eligible employees for up to 10 years. For companies employing at least 12% veterans in their eligible workforce, up to an additional 0.5% job credit is available for the wages of veterans.
- Investment Credit: The investment incentive is an annual investment credit of up to 1.5% of the eligible capital investment for a qualifying project for up to 10 years. This credit can be taken against Alabama income tax liability and/or utility tax liability.

#### Tennessee Valley Authority Incentive

##### > Valley Investment Initiative

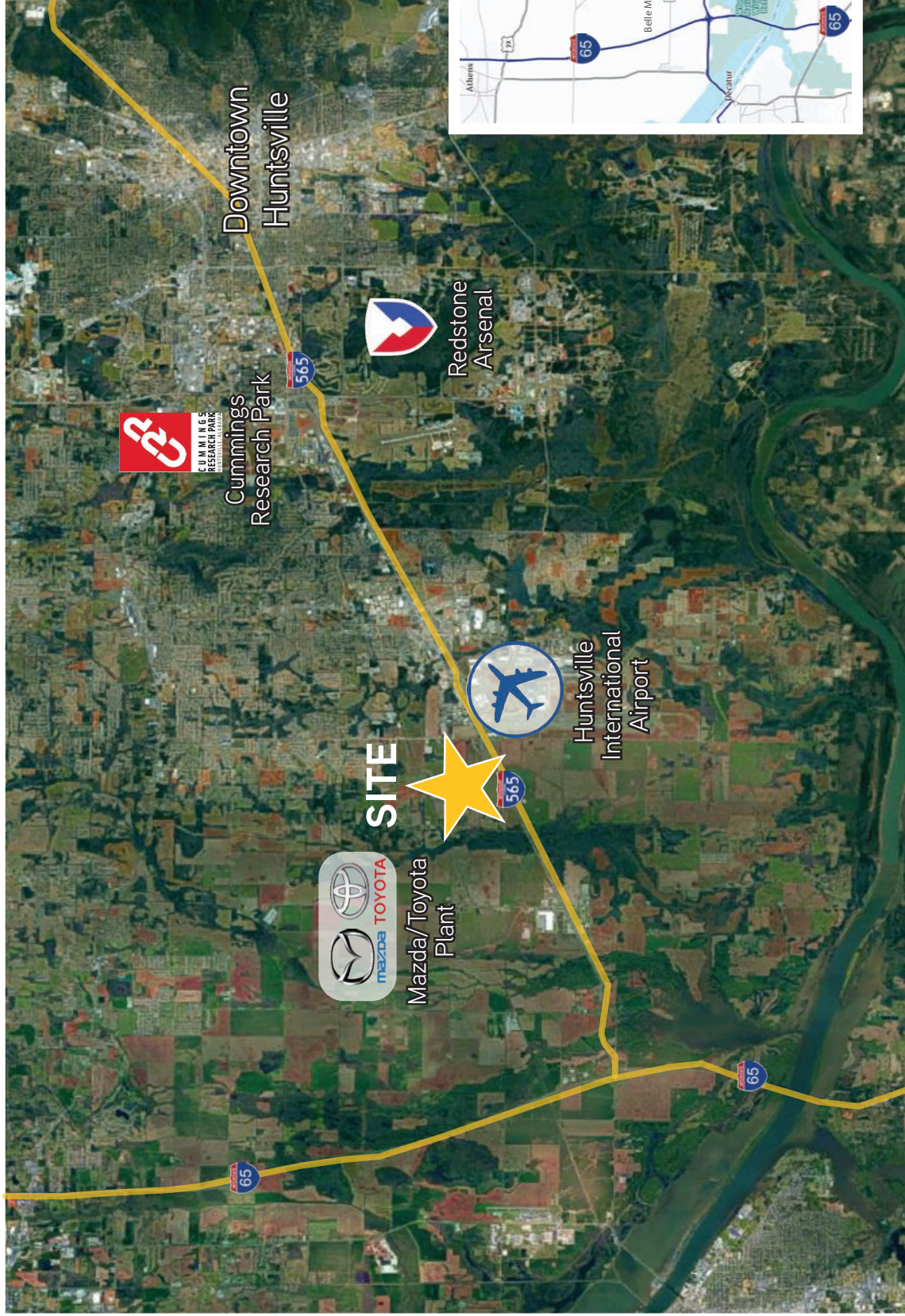
VII is an economic development incentive program jointly conducted by TVA and distributors of TVA power. VII offers competitive incentives to eligible customers who make multi-year commitments to invest in the Tennessee Valley. The program was recently expanded for use as a recruitment tool to attract new customers, investments and jobs to the Valley.

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## Location





# Contact



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## Our mission

Maximize the potential of property and real assets to accelerate the success of our clients, our investors and our people.



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