



For
Sale

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FOR SALE | 120-150 Vintage Drive NE | Huntsville, Alabama

Rare opportunity! 3-Building Light Industrial Campus

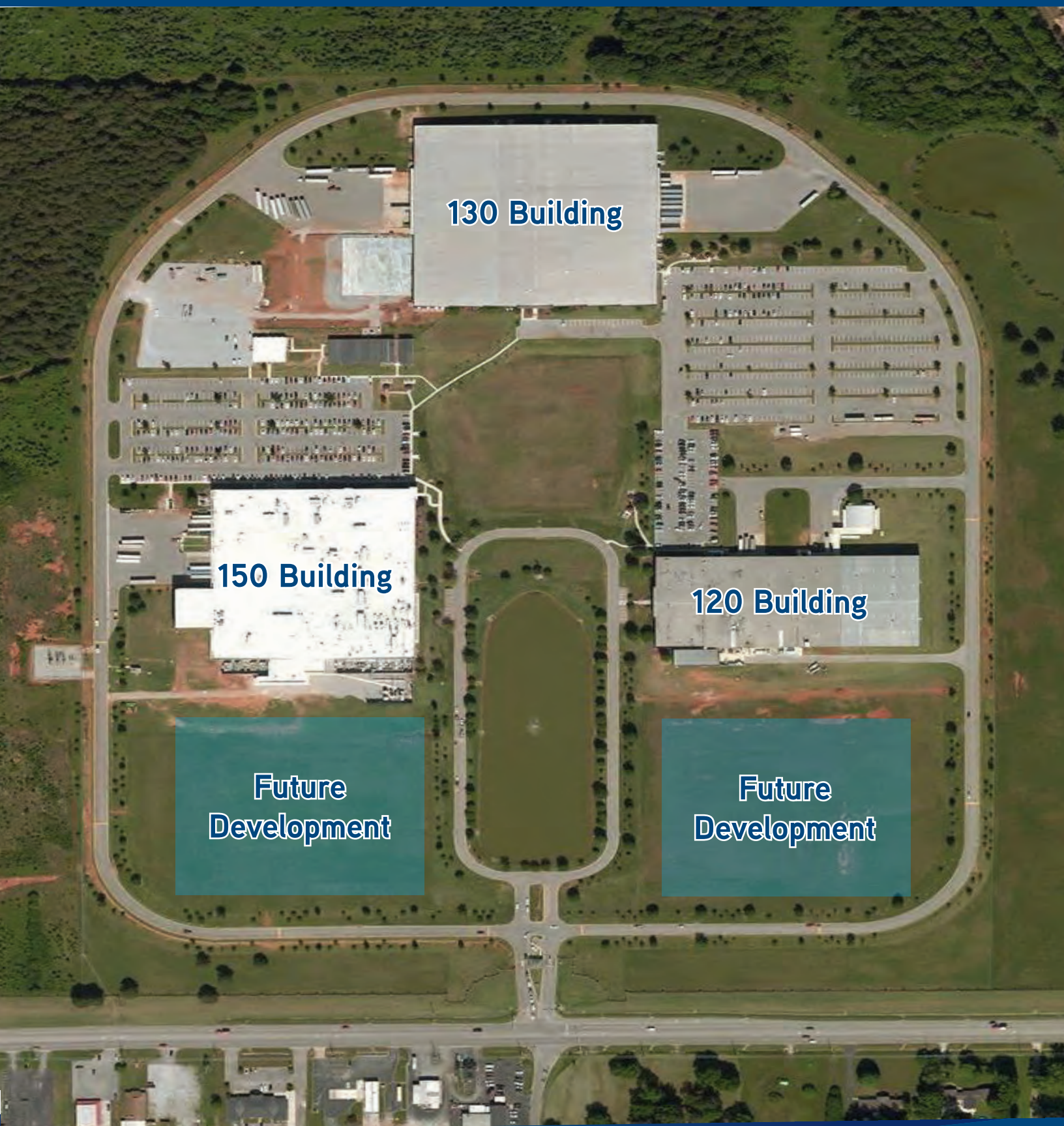
This facility is a 3-building industrial campus situated on 110 acres in a prime location in the Huntsville, MSA. The +/-805,596 SF campus is approximately a 10 minute drive to Redstone Arsenal and Cummings Research Park and less than 25 miles from the new Toyota/Mazda plant site.

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Campus Aerial

120-150 Vintage Drive NE



130 Building

150 Building

120 Building

**Future
Development**

**Future
Development**

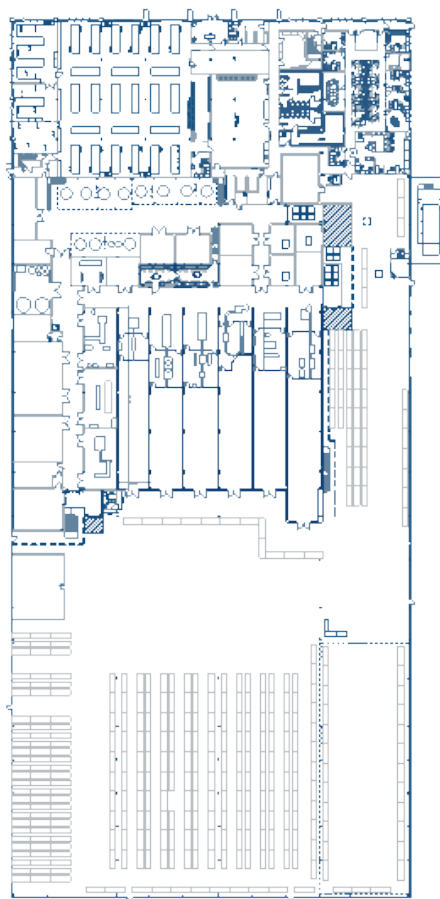


Specifications

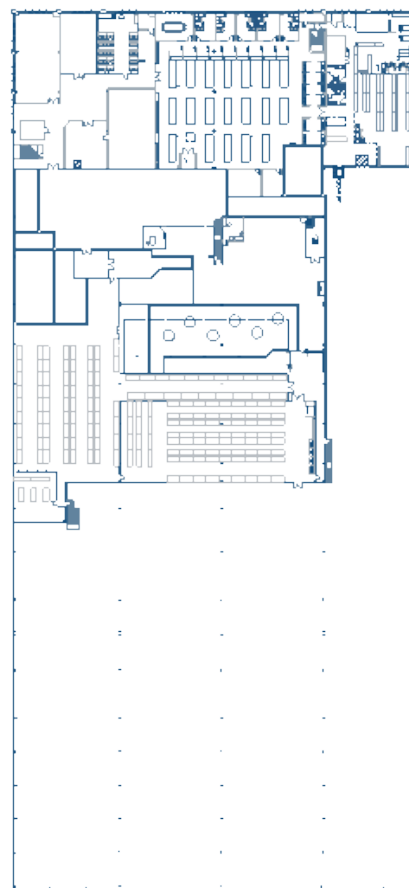
Building:	120
Total SF:	197,686 SF
Year Built:	1996
Construction:	Steel frame/metal with brick facade
Roof:	Standing seam metal
HVAC/Heat:	100%
Warehouse Ceiling Height:	28'10"
Warehouse:	92,587 including vault
Laboratory:	24,096 SF
Manufacturing/ Packaging:	38,341 SF
Offices:	4,645 SF
Support/Label:	38,017 SF
Loading:	6 dock-high 1 drive-in
Sprinkler System:	Yes
Parking:	127 spaces

*Building 120 is used in the manufacturing / production of pharmaceutical liquids.

FLOOR PLAN | 1ST FLOOR



FLOOR PLAN | MEZZANINE



Accelerating success.

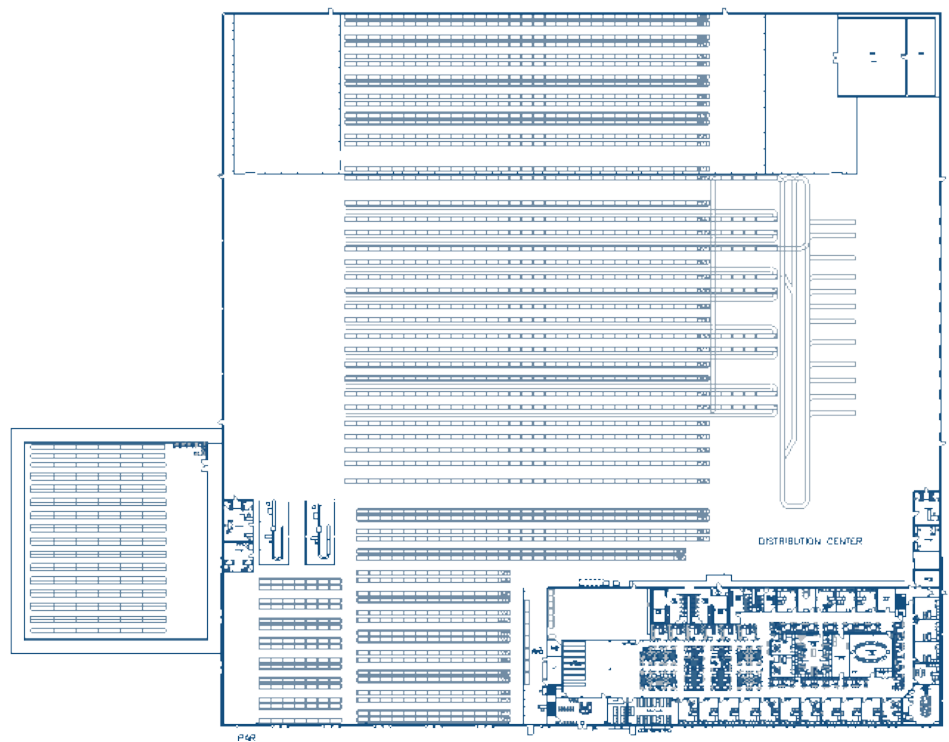


Specifications

Building:	130
Total SF:	275,883 SF
Year Built:	2001
Construction:	Steel frame/metal with brick facade
Roof:	Standing seam metal
HVAC/Heat:	100%
Warehouse Ceiling Height:	21'11" - 33'1"
Warehouse:	226,043 SF including vault
Office:	27,320 SF
Support Area:	22,520 SF
Vault:	25,000 SF
Loading:	21 dock-high 1 drive-in
Warehouse Configuration:	Cross-dock
Sprinkler System:	Yes
Parking	560 spaces

130 VINTAGE DRIVE

FLOOR PLAN | 1ST FLOOR



*Building 130 is used as a distribution center/warehouse for shipping.



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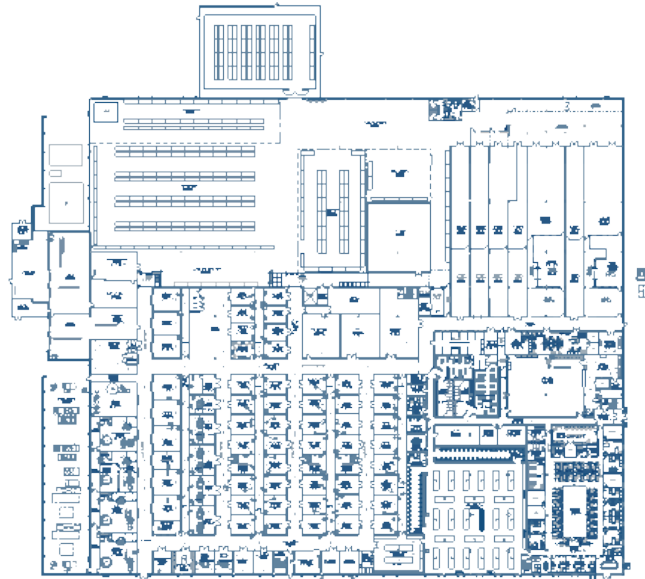
Specifications

Building:	150
Total SF:	332,027 SF
Year Built:	2001
Construction:	Tilt-up/Brick
Roof:	Built-up rubber membrane
HVAC/Heat:	100%
Warehouse Ceiling Height:	38'
Warehouse:	110,575 SF including vault
Laboratory:	22,484 SF
Manufacturing/ Packaging:	133,506 SF
Office:	11,218 SF
Support Area:	54,244 SF (mezzanine)
Loading:	12 dock high 1 drive-in
Sprinkler System:	Yes
Parking:	358 spaces

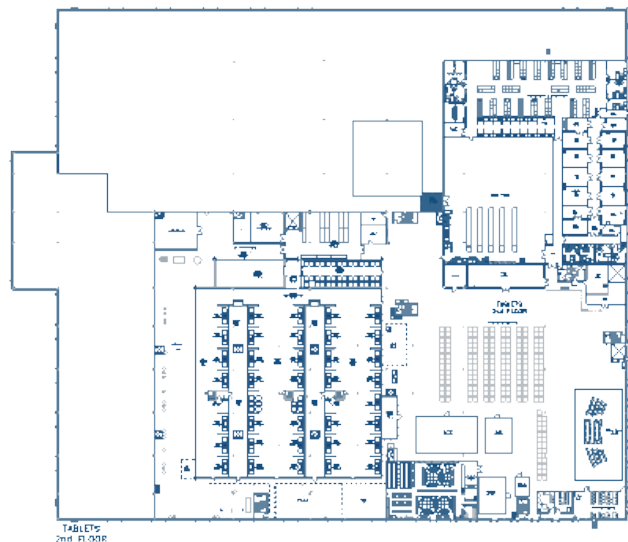
*Building 150 is used as a pharmaceutical tablet laboratory, production and packaging center.

150 VINTAGE DRIVE

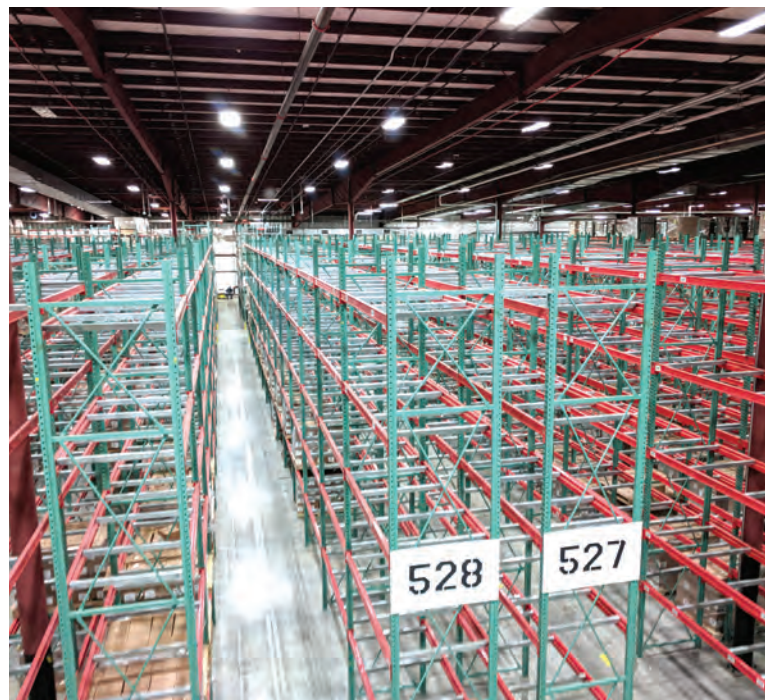
FLOOR PLAN | 1ST FLOOR



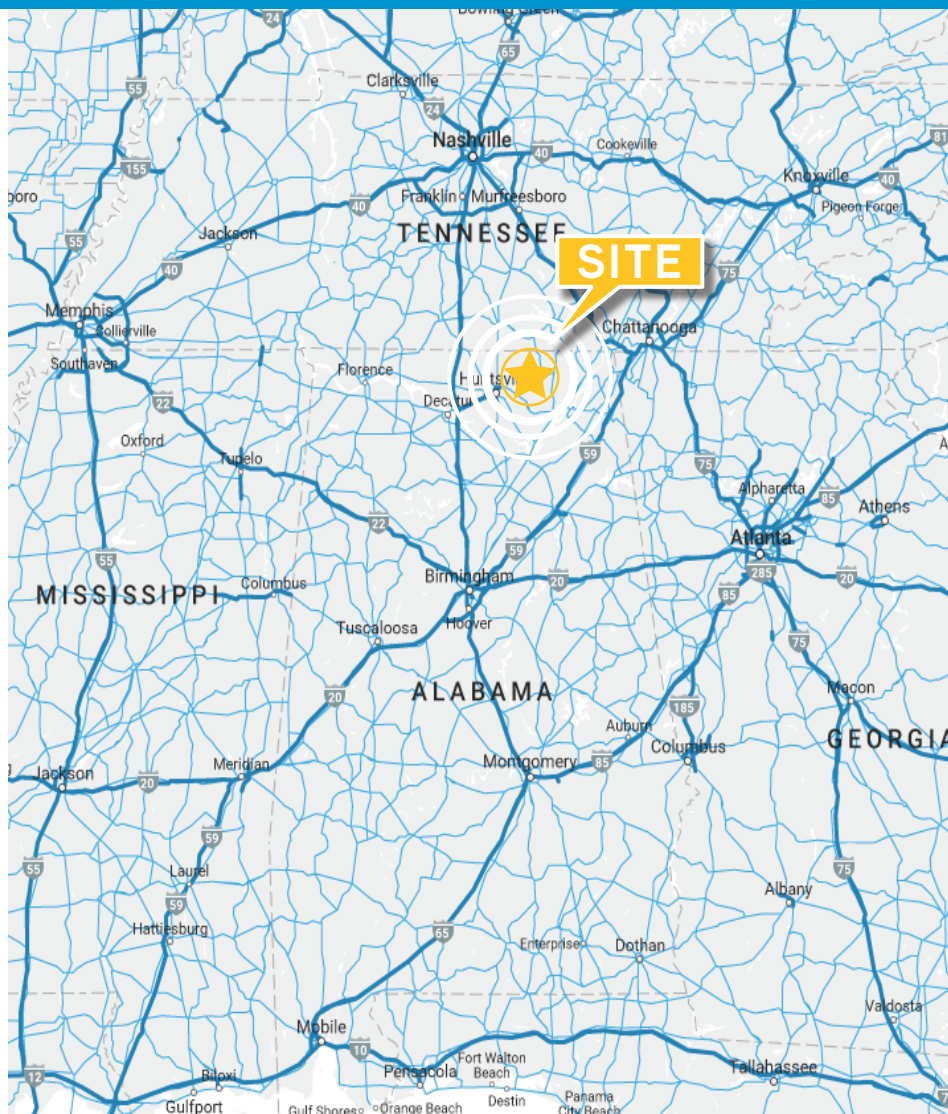
FLOOR PLAN | MEZZANINE



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CLOCKWISE FROM TOP:
Loading//Warehouse//Locker Rooms//Warehouse//Conference Room//Break Area



Distance to Major Southeastern Cities:



Birmingham, AL
85 Miles



Nashville, TN
100 Miles



Atlanta, GA
140 Miles



Chattanooga, TN
80 Miles



Memphis TN
200 Miles



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