

NEW CONSTRUCTION INDUSTRIAL PARK FOR SALE

# MOORESVILLE INDUSTRIAL PARK

25150 WILL McCOMB DRIVE, TANNER, AL 35671

← TO BIRMINGHAM

TO NASHVILLE →

565

65

← TO HUNTSVILLE

SITE 9

BUILDING 10

BUILDING 1

BUILDING 5

SITE 2

MOORESVILLE RD

WILL McCOMB DR

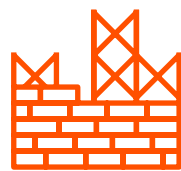
HUNTSVILLE, ALABAMA MSA

190,320 SF + ADDITIONAL ±15 AC  
DEVELOPMENT SITE/BTS OPPORTUNITY

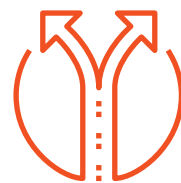
FOUNDRY  
COMMERCIAL

INVESTMENT  
ADVISORY  
GROUP

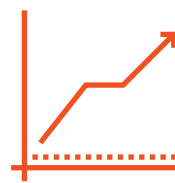




NEW CONSTRUCTION  
INDUSTRIAL PARK WITH  
LEASING & DEVELOPMENT  
UPSIDE POTENTIAL



UNMATCHED ACCESS TO  
INTERSTATE 565 & THE  
INTERSTATE 65 CORRIDOR



OPPORTUNITY TO ADD  
VALUE WITH INCREASING  
RENT GROWTH & LEASING  
VELOCITY



DIVERSE INDUSTRIAL  
PRODUCT TYPES TO  
ACCOMMODATE  
DIFFERENT USER NEEDS



ALABAMA'S FASTEST  
GROWING MSA WITH  
SIGNIFICANT FEDERAL AND  
PRIVATE SECTOR INVESTMENT



THE OPPORTUNITY

Foundry Commercial has been retained as the Exclusive Agent in the sale of Mooresville Industrial Park (the “Property”) in Tanner, AL in the Huntsville MSA. The Property includes 190,320 SF of newly constructed industrial buildings with an additional 15 AC of adjacent development land, all located in the fastest-growing MSA in Alabama.

The Property offers investors the opportunity to purchase newly-constructed industrial property with significant upside potential from continued leasing and future development of additional buildings, either as speculative or build-to-suit product. The Property is available for purchase as a portfolio, or the buildings and pad sites may be purchased individually or in several groups.

The newly constructed industrial buildings offer diverse product types to accommodate different user needs, including small bay flex space and larger bays for bigger warehouse tenants. The development sites offer the opportunity to build an even larger building, with Site 2 allowing up to a 200K SF warehouse on approximately 15 AC, while Site 9 can accommodate a 20K SF building on approximately 0.5 AC.

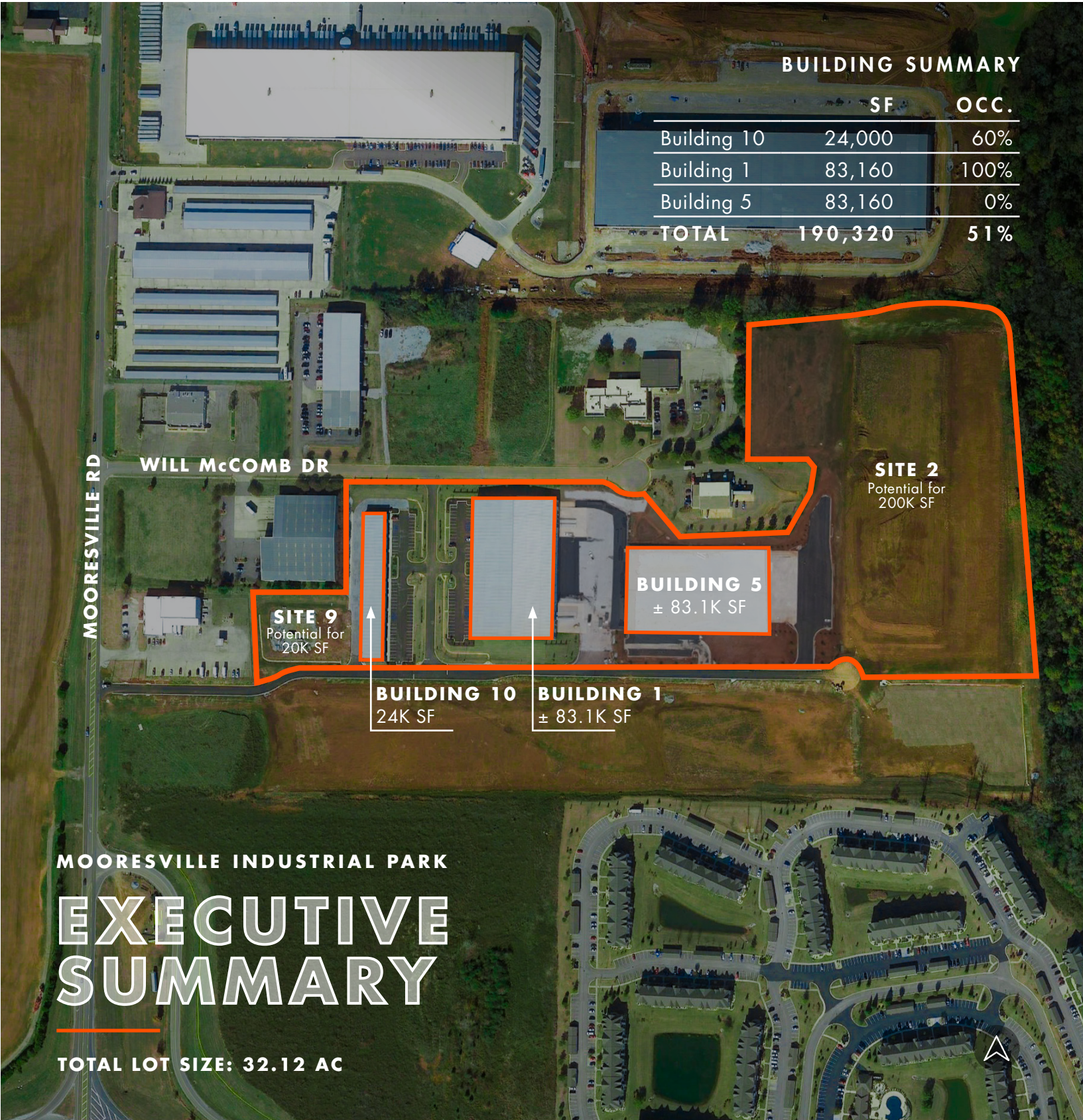
Mooresville Industrial Park benefits from some of the best access in the Huntsville, AL MSA. Located off the Mooresville Road exit on I-565, which is the first exit east of I-65, the park entrance is only 0.3 miles from the Mooresville Road/I-565 interchange and only 1 mile from the I-65/I-565 interchange. No industrial park on the I-565 spur is closer to the I-65 corridor.

Recent leasing activity at the park indicates continued leasing velocity and the ability to increase rental rates on remaining existing vacancy. As the eventual purchaser looks to monetize the two development sites, either through build-to-suit or speculative development, they would be able to capitalize on rising rental rates for new construction product in this submarket that would still provide tenants a discount to older submarkets in other areas of the MSA.

Located in the Huntsville, AL MSA, the fastest growing MSA in the state and the recipient of significant Federal government investment, this offering is a rare opportunity for developers and investors looking for both current income and new construction industrial property located off one of the busiest industrial corridors in the country. For more information, please contact **Rick Helton at 615.324.0785** and **Andrew Maxwell at 615.324.0793**.

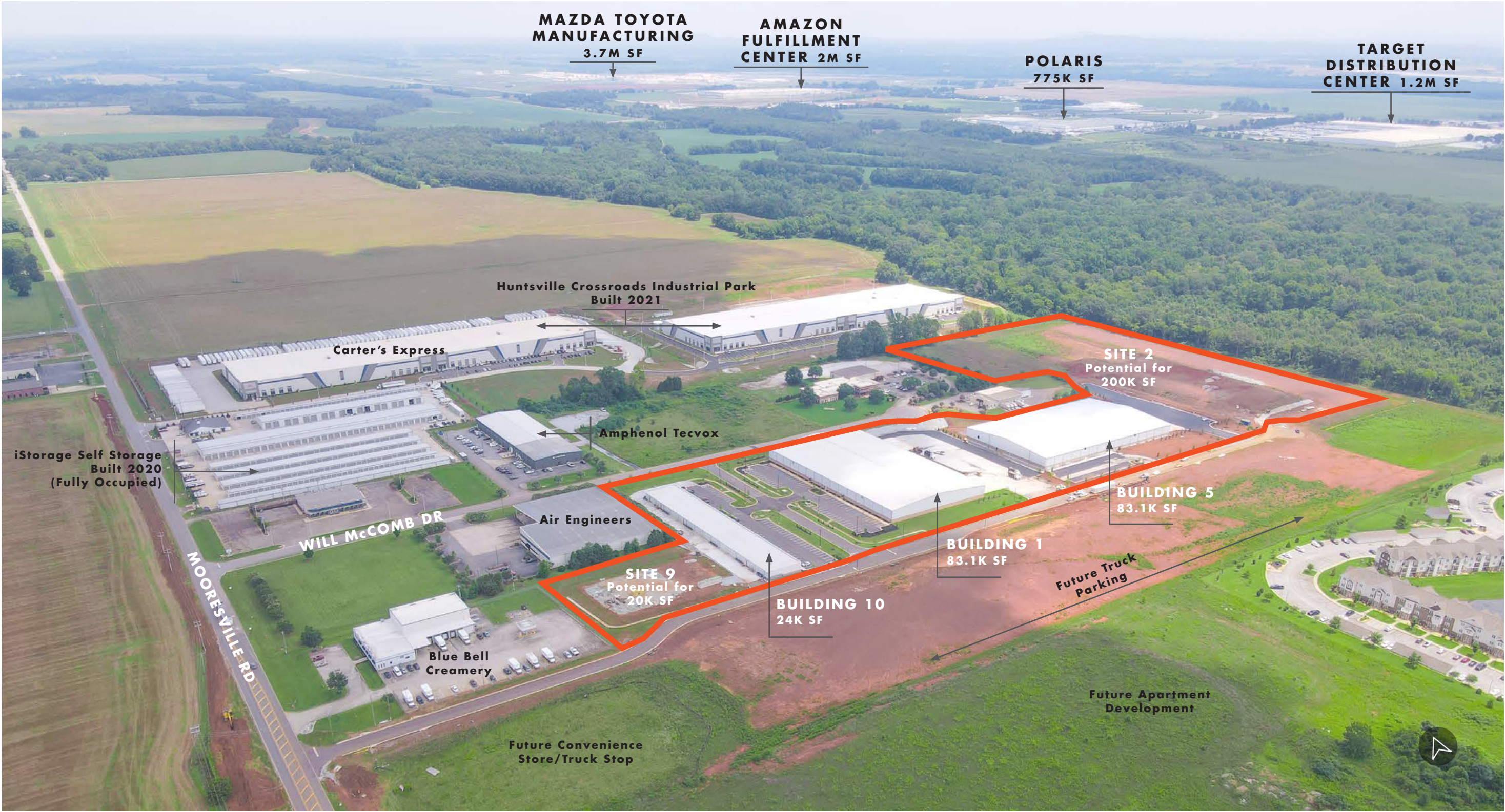
PROPERTY SUMMARY

ADDRESS	25150 Will McComb Drive, Tanner, AL 35671
IMPROVEMENTS	190,320 SF
LOT SIZE	32.12 AC (includes approx. 15 AC development land)
ZONING	CIP – Commercial Industrial Park District
PARCEL	1803050000004000
COUNTY	Limestone





PROPERTY PHOTOS





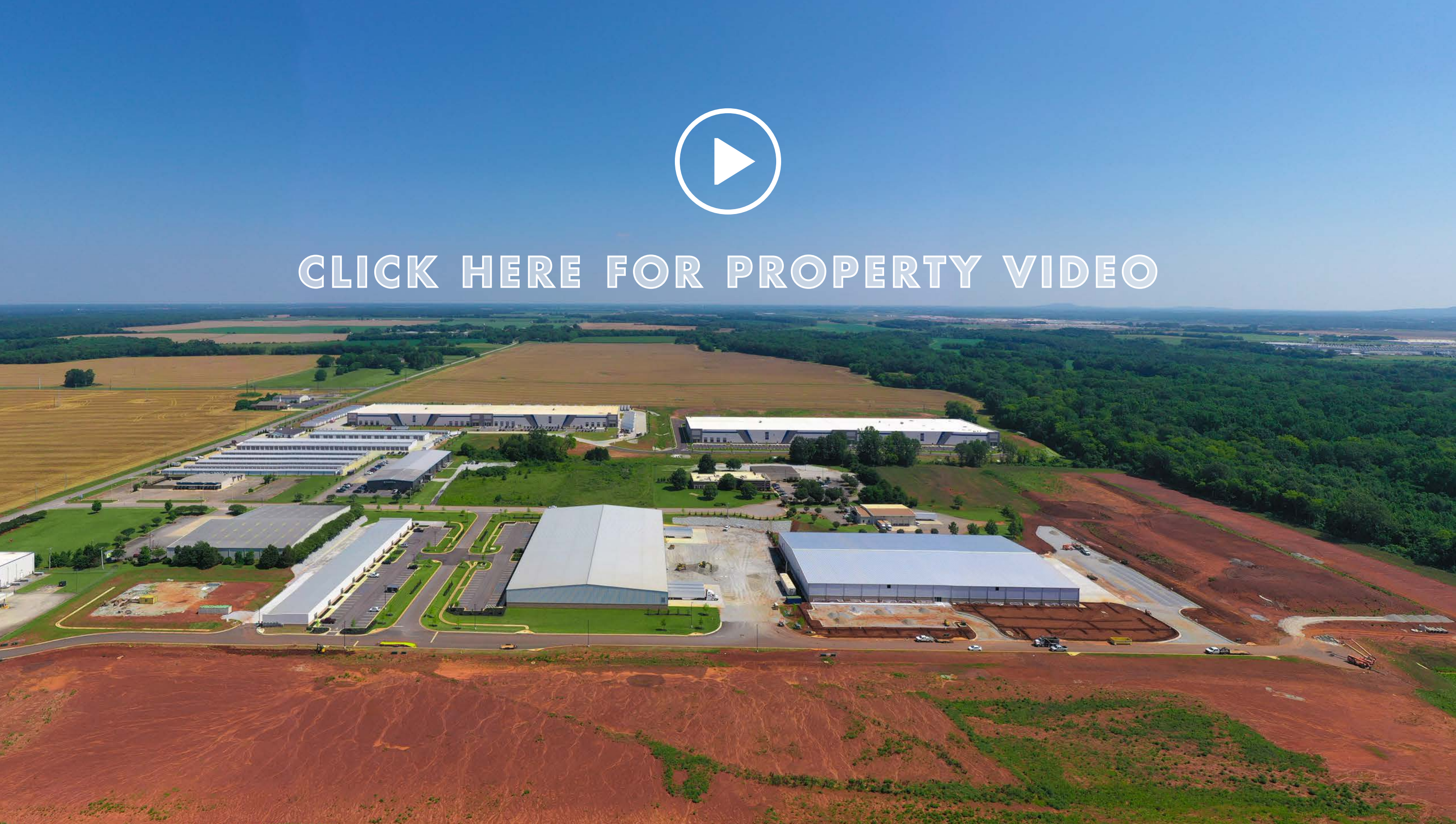
PROPERTY PHOTOS







CLICK HERE FOR PROPERTY VIDEO





MOORESVILLE INDUSTRIAL PARK

LOCATION OVERVIEW

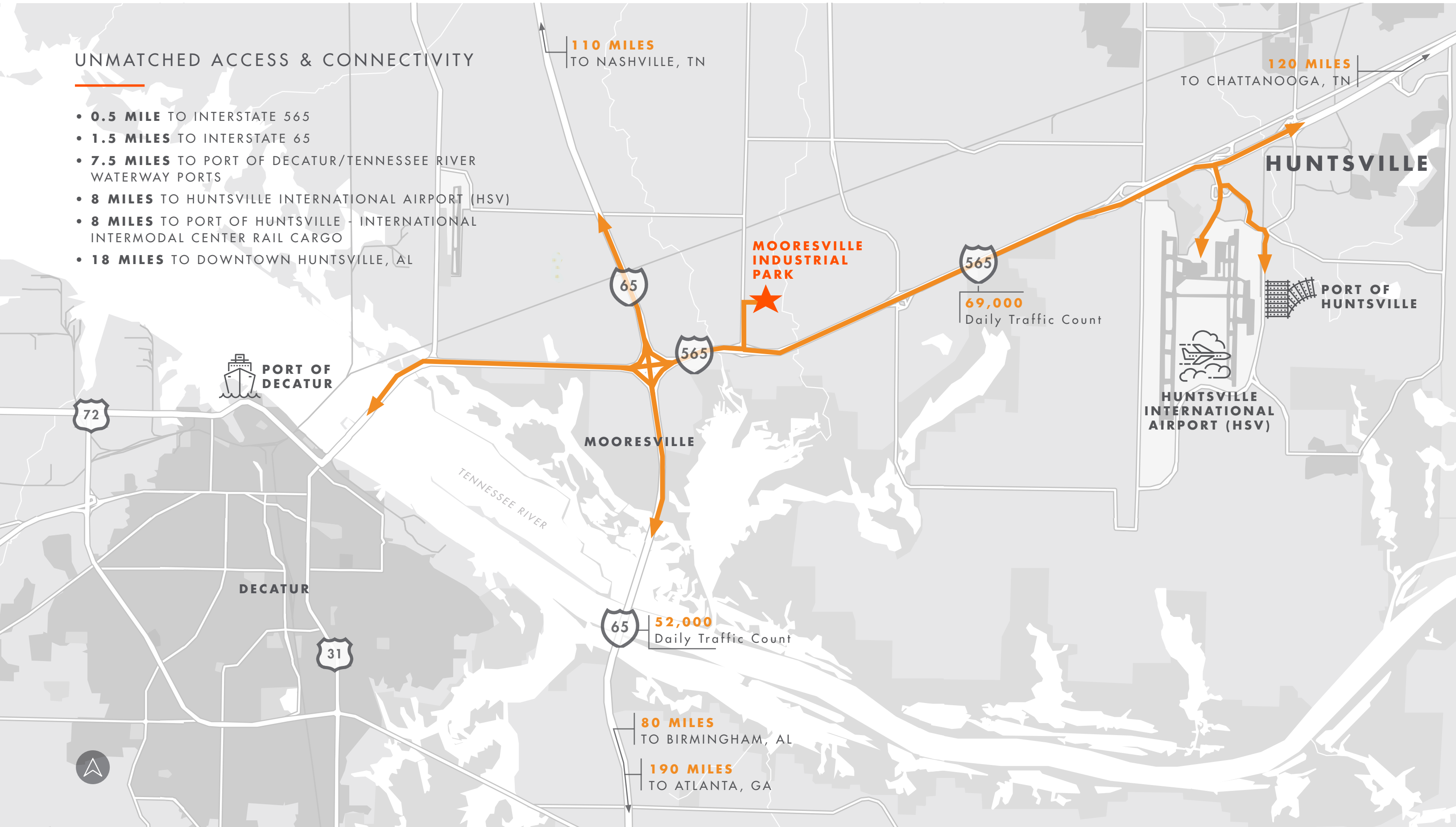
The Huntsville Metro lies in the heart of North Alabama, between the foothills of the Appalachian Mountains and the banks of the Tennessee River. The Huntsville area is also well positioned for industrial transportation by road, rail, and air, and is less than three hours by car to Atlanta, Nashville, Memphis, Chattanooga and Birmingham.

- 80 MILES TO BIRMINGHAM, AL
- 110 MILES TO NASHVILLE, TN
- 120 MILES TO CHATTANOOGA, TN
- 190 MILES TO ATLANTA, GA
- 75% OF U.S. MARKET WITHIN 1 DAY TRUCKING DISTANCE



UNMATCHED ACCESS & CONNECTIVITY

- 0.5 MILE TO INTERSTATE 565
- 1.5 MILES TO INTERSTATE 65
- 7.5 MILES TO PORT OF DECATUR/TENNESSEE RIVER WATERWAY PORTS
- 8 MILES TO HUNTSVILLE INTERNATIONAL AIRPORT (HSV)
- 8 MILES TO PORT OF HUNTSVILLE - INTERNATIONAL INTERMODAL CENTER RAIL CARGO
- 18 MILES TO DOWNTOWN HUNTSVILLE, AL





# CONTACT

Please download, sign and return the confidentiality agreement to Rick Helton in order to access the detailed Offering Memorandum and Virtual Deal Room (VDR) for this opportunity.

## CONFIDENTIALITY AGREEMENT

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Hardiman Properties, Inc.