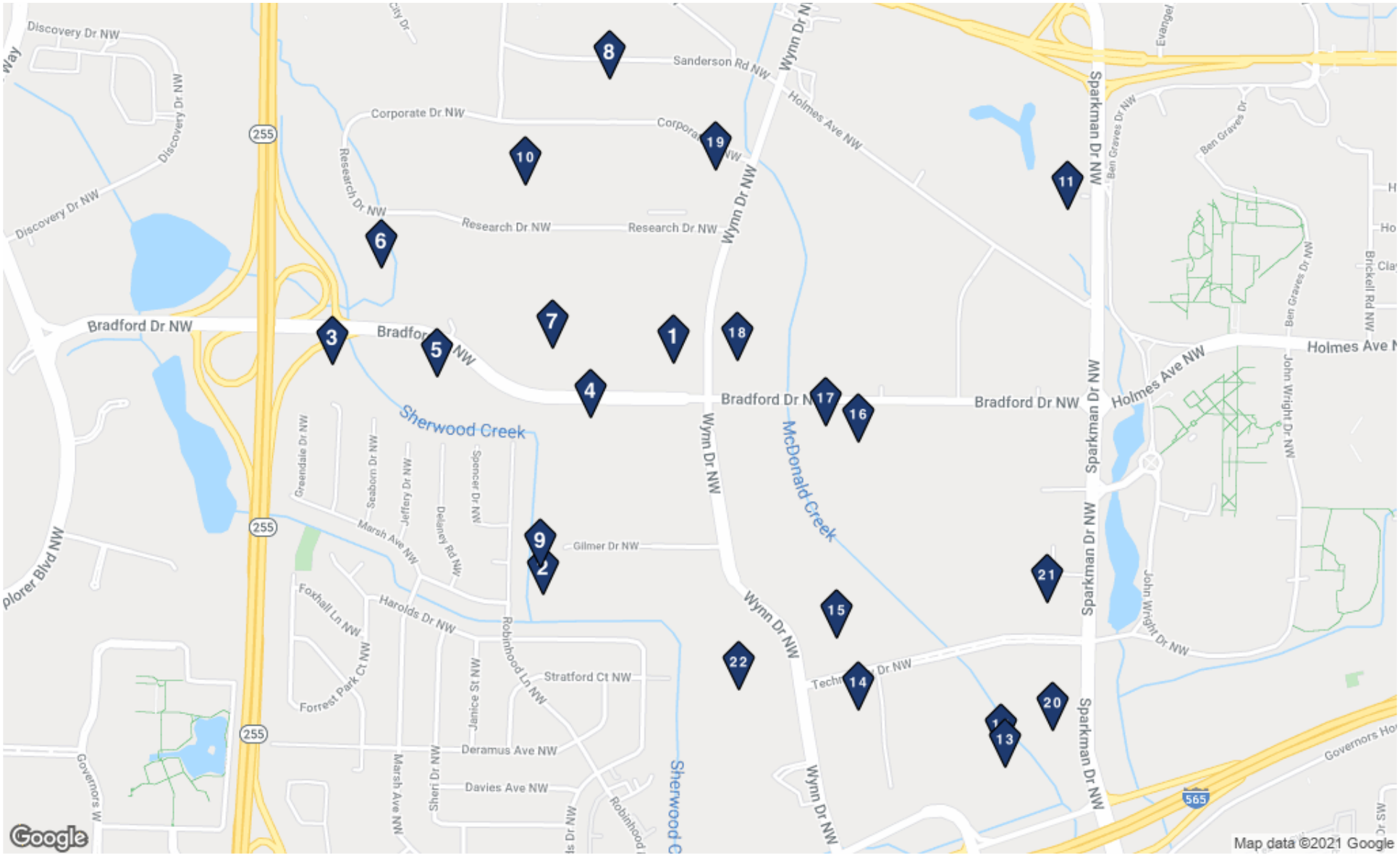
Property Map Overview



Lease Availability Report

4811 Bradford Dr

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class C Office**
Tenancy:	**Multiple**
Year Built:	**1979; Renov 2018**
RBA:	**15,300 SF**
Floors:	**1**
Typical Floor:	**15,300 SF**

AVAILABILITY

Min Divisble:	**15,300 SF**
Max Contig:	**15,300 SF**
Total Available:	**15,300 SF**
Asking Rent:	**Withheld**

EXPENSES PER SF

Taxes:	**$0.58 (2020)**

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	15,300 S	Industrial	Direct	15,300/3,000 ofc	15,300	15,300	Withheld	Vacant	Negotiable

TRANSPORTATION

Parking:	40 Surface Spaces are available; Ratio of 2.61/1,000 SF
Airport:	19 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (14)
Transit Score ®:	Minimal Transit (20)

Lease Availability Report

4815 Bradford Dr

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class B Office**
Tenancy:	**Multiple**
Year Built:	**1982**
RBA:	**40,000 SF**
Floors:	**2**
Typical Floor:	**20,000 SF**

AVAILABILITY

Min Divisble:	**10,000 SF**
Max Contig:	**20,000 SF**
Total Available:	**20,000 SF**
Asking Rent:	**Withheld**

EXPENSES PER SF

Taxes:	**$0.87 (2020)**

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	10,000 - 20,000	20,000	20,000	Withheld	Negotiable	3 Yrs

TRANSPORTATION

Parking:	129 Surface Spaces are available; Ratio of 3.00/1,000 SF
Airport:	19 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (14)
Transit Score ®:	Minimal Transit (20)

KEY TENANTS

All Points Logistics LLC	5,861 SF	Willbrook Solutions Inc	4,100 SF
Specpro Environmental Service	1,000 SF		

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Lease Availability Report

4975 Bradford Dr

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class B Office**
Tenancy:	**Multiple**
Year Built:	**1997**
RBA:	**25,912 SF**
Floors:	**1**
Typical Floor:	**25,912 SF**

AVAILABILITY

Min Divisble:	**3,440 SF**
Max Contig:	**7,880 SF**
Total Available:	**7,880 SF**
Asking Rent:	**$16.00/MG**

EXPENSES PER SF

Taxes:	**$0.87 (2020)**

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	400	Office	Direct	4,440	7,880	7,880	$16.00/MG	Vacant	Negotiable
P 1st	500	Office	Direct	3,440	7,880	7,880	$16.00/MG	Vacant	Negotiable

AMENITIES

24 Hour Access

TRANSPORTATION

Parking:	97 free Surface Spaces are available; Ratio of 3.74/1,000 SF
Airport:	19 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (11)
Transit Score ®:	Minimal Transit (19)

KEY TENANTS

Kwajalein Range Svc LLC	14,000 SF	Bechtel National	7,900 SF
Special Aerospace Services	2,500 SF		

Lease Availability Report

5025 Bradford Dr - Building 1

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class C Office**
Year Built:	**1983**
RBA:	**71,936 SF**
Floors:	**2**
Typical Floor:	**45,000 SF**

AVAILABILITY

Min Divisble:	**15,000 SF**
Max Contig:	**40,000 SF**
Total Available:	**40,000 SF**
Asking Rent:	**$21.00/FS**

EXPENSES PER SF

Taxes:	**$0.42 (2020)**

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Bldg.30	Office	Sublet	15,000 - 40,000	40,000	40,000	$21.00/FS	Vacant	Negotiable

TRANSPORTATION

Parking:	264 Surface Spaces are available; Ratio of 4.00/1,000 SF
Airport:	18 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (8)
Transit Score ®:	Minimal Transit (21)

KEY TENANTS

Leonardo	15,600 SF	Advanced Aerospace Tooling	5,337 SF
Collins Aerospace	1,258 SF		

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Lease Availability Report

5030 Bradford Dr - Intuitive Center Building 2

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class A Office**
Tenancy:	**Multiple**
Year Built:	**1999**
RBA:	**67,618 SF**
Floors:	**2**
Typical Floor:	**33,809 SF**

AVAILABILITY

Min Divisble:	**1,385 SF**
Max Contig:	**1,385 SF**
Total Available:	**1,385 SF**
Asking Rent:	**$20.50/FS**

EXPENSES PER SF

Taxes:	**$1.97 (2020)**

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	109	Office	Direct	1,385	1,385	1,385	$20.50/FS	Vacant	Negotiable

SALE

Last Sale:	Portfolio of 10 Office Properties in Huntsville, AL Sold on Mar 4, 2020 for $83,000,000 ($80.30/SF)

TRANSPORTATION

Parking:	264 free Surface Spaces are available; Ratio of 4.20/1,000 SF
Airport:	18 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (8)
Transit Score ®:	Minimal Transit (21)

KEY TENANTS

Intuitive Research and Technology Corporation	14,742 SF	DCS Corp	8,935 SF
Akima	4,271 SF	ComplexIQ, Inc.	1,385 SF

Lease Availability Report

4810 Bradford Dr NW - 4810 Bradfrod Drive Development Site

Huntsville, AL 35805 - Cummings Research Park Submarket

LAND

Type:	Commercial Land
Land AC:	3.78 AC
Land SF:	164,657 SF

PARCEL

17-03-05-2-001-011.000

ZONING & USAGE

Zoning:	RP2
Proposed Use:	Mixed Use

TRAFFIC & FRONTAGE

Traffic Volume:	13,715 on Wynn Drive Northwest & Gilmer Dr NW (2020)
	17,164 on Wynn Dr NW & Corporate Dr NW (2018)

Made with TrafficMetrix® Products

TRANSPORTATION

Airport:	19 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (17)
Transit Score ®:	Minimal Transit (21)

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Lease Availability Report

4900 Bradford Dr NW

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class B Office**
Year Built:	**1977**
RBA:	**30,000 SF**
Floors:	**1**
Typical Floor:	**30,000 SF**

AVAILABILITY

Min Divisble:	**6,000 SF**
Max Contig:	**12,000 SF**
Total Available:	**12,000 SF**
Asking Rent:	**$8.00/MG**

EXPENSES PER SF

Taxes:	**$0.69 (2020)**

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	6,000 - 12,000	12,000	12,000	$8.00/MG	Vacant	Negotiable

SALE

Last Sale:	Sold on Aug 30, 2019 for $2,500,000 ($83.33/SF)

TRANSPORTATION

Airport:	19 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (16)
Transit Score ®:	Minimal Transit (20)

KEY TENANTS

Tecvox	25,500 SF	Dynetics	4,500 SF

Lease Availability Report

5000 Bradford Dr NW - Research Place

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class B Office**
Tenancy:	**Multiple**
Year Built:	**1999**
RBA:	**274,657 SF**
Floors:	**1**
Typical Floor:	**274,657 SF**

AVAILABILITY

Min Divisble:	**6,289 SF**
Max Contig:	**22,439 SF**
Total Available:	**28,728 SF**
Asking Rent:	**$18.00/FS**

EXPENSES PER SF

Taxes:	**$0.01 (2020)**

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	3B	Office	Direct	6,289	6,289	6,289	$18.00/FS	Vacant	Negotiable
P 1st	401	Office	Direct	22,439	22,439	22,439	$18.00/FS	Vacant	Negotiable

SALE

Last Sale:	Portfolio of 10 Office Properties in Huntsville, AL Sold on Mar 4, 2020 for $83,000,000 ($80.30/SF)

AMENITIES

Signage

TRANSPORTATION

Parking:	1,351 free Surface Spaces are available; Ratio of 4.92/1,000 SF
Airport:	18 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (8)
Transit Score ®:	Minimal Transit (21)

KEY TENANTS

Northrop Grumman	175,657 SF	Alorica	48,546 SF
Industrial Development Board of City of Huntsville	21,657 SF	Kindred	5,415 SF

Lease Availability Report

4900-4970 Corporate Dr - Corporate Park Office & Technical Center

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class B Office**
Tenancy:	**Multiple**
Year Built:	**1985**
RBA:	**184,811 SF**
Floors:	**1**
Typical Floor:	**184,811 SF**

AVAILABILITY

Min Divisble:	**970 SF**
Max Contig:	**3,661 SF**
Total Available:	**11,297 SF**
Asking Rent:	**$14.75/MG**

EXPENSES PER SF

Taxes:	**$0.34 (2020)**

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	4930-B	Office	Direct	3,661	3,661	3,661	$14.75/MG	Vacant	3 Yrs
P 1st	4960-13	Office	Direct	2,050	2,050	2,050	$14.75/MG	Vacant	Negotiable
P 1st	4900-B	Office	Direct	970	970	970	$14.75/MG	Vacant	Negotiable
P 1st	4900-E	Office	Direct	3,420	3,420	3,420	$14.75/MG	Vacant	Negotiable
P 1st	4920-K	Office	Direct	1,196	1,196	1,196	$14.75/MG	Vacant	3 Yrs

TRANSPORTATION

Parking:	Ratio of 4.50/1,000 SF
Airport:	22 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (26)
Transit Score ®:	Minimal Transit (21)

KEY TENANTS

Arrow Electronics, Inc.	15,986 SF	Alabama Department of Revenue	13,678 SF
Johnson Controls	11,699 SF	Brockwell Technologies Inc	9,200 SF
LMI	9,099 SF	Shearer & Associates	8,963 SF

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Lease Availability Report

4955 Corporate Dr NW

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class B Office**
Tenancy:	**Multiple**
Year Built:	**1989**
RBA:	**50,000 SF**
Floors:	**3**
Typical Floor:	**16,666 SF**

AVAILABILITY

Min Divisble:	**15,000 SF**
Max Contig:	**15,000 SF**
Total Available:	**15,000 SF**
Asking Rent:	**Withheld**

EXPENSES PER SF

Taxes:	**$0.74 (2020)**

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	Office	Direct	15,000	15,000	15,000	Withheld	Vacant	Negotiable

AMENITIES

Air Conditioning

TRANSPORTATION

Airport:	20 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (34)
Transit Score ®:	Minimal Transit (23)

KEY TENANTS

Q Tec	8,368 SF	Qtec Aerospace	8,368 SF
Strayer University	8,146 SF	TMC Design	7,500 SF
TMC Design	7,500 SF	TMC Design	7,500 SF

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Lease Availability Report

4950 Gilmer Dr - 4950 Gilmer Drive

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class B Industrial**
Subtype:	**Warehouse**
Tenancy:	**Multiple**
Year Built:	**1988**
RBA:	**36,000 SF**
Floors:	**1**
Typical Floor:	**36,000 SF**
Ceiling Ht:	**25'**

AVAILABILITY

Min Divisble:	**36,000 SF**
Max Contig:	**86,000 SF**
Total Available:	**36,000 SF**
Asking Rent:	**$9.00/NNN**

EXPENSES PER SF

Taxes:	**$0.63 (2020)**

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	36,000/8,000 ofc	36,000	86,000	$9.00/NNN	Aug 2021	Negotiable

SALE

Last Sale:	Sold on Jul 10, 2018 for $2,175,000 ($60.42/SF)

LOADING

Docks:	**4 ext**	Drive Ins:	**1 tot./20'h**
Cross Docks:	**None**	Rail Spots:	**None**

POWER & UTILITIES

Power:	1,800a/480v Heavy
Utilities:	Heating, Lighting - Metal Halide, Sewer, Water

LAND

Land Area:	**7.89 AC**
Zoning:	**HI**

PARCEL

17-03-05-2-001-004.000

4950 Gilmer Dr - 4950 Gilmer Drive

Huntsville, AL 35805 - Cummings Research Park Submarket

TRANSPORTATION

Parking:	Ratio of 0.00/1,000 SF
Airport:	20 minute drive to Huntsville International-Carl T. Jones Field Airport

KEY TENANTS

Aclara	18,000 SF	Tiburon Associates	18,000 SF

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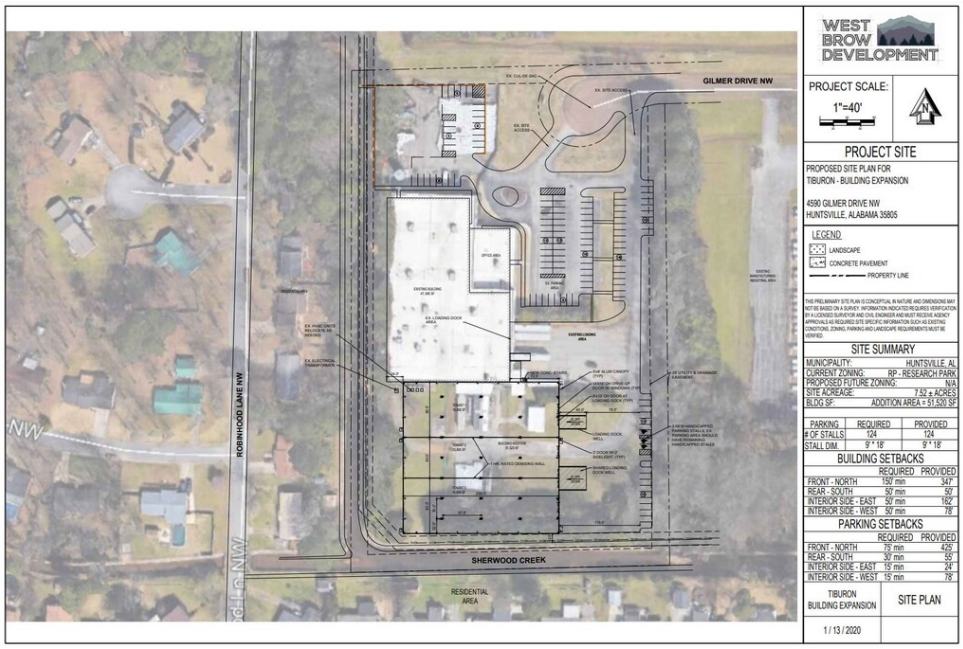
Lease Availability Report

4950 Gilmer Dr - 4950 Gilmer Drive - Expansion

Huntsville, AL 35805 - Cummings Research Park Submarket



BUILDING

Type:	**Class B Industrial**
Subtype:	**Warehouse**
Tenancy:	**Multiple**
Year Built:	**Under Construction**
RBA:	**50,000 SF**
Floors:	**1**
Typical Floor:	**50,000 SF**
Ceiling Ht:	**25'**

AVAILABILITY

Min Divisble:	**50,000 SF**
Max Contig:	**86,000 SF**
Total Available:	**50,000 SF**
Asking Rent:	**$9.00/NNN**

EXPENSES PER SF

Taxes:	**$0.45 (2020)**

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	50,000	50,000	86,000	$9.00/NNN	Aug 2021	Negotiable

LAND

Land Area:	**7.89 AC**
Zoning:	**HI**

PARCEL

17-03-05-2-001-004.000

TRANSPORTATION

Airport:	20 minute drive to Huntsville International-Carl T. Jones Field Airport

Lease Availability Report

5100 Premier Dr NW - Bradford Commons

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class A Office**
Tenancy:	**Single**
Year Built:	**Proposed**
RBA:	**60,000 SF**
Floors:	**4**
Typical Floor:	**15,000 SF**

AVAILABILITY

Min Divisble:	**15,000 SF**
Max Contig:	**60,000 SF**
Total Available:	**60,000 SF**
Asking Rent:	**$33.50/FS**

EXPENSES PER SF

Taxes:	**$0.04 (2020)**

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Office	Direct	15,000	15,000	60,000	$33.50/FS	Jun 2022	Negotiable
E 2nd	Office	Direct	15,000	15,000	60,000	$33.50/FS	Jun 2022	Negotiable
E 3rd	Office	Direct	15,000	15,000	60,000	$33.50/FS	Jun 2022	Negotiable
E 4th	Office	Direct	15,000	15,000	60,000	$33.50/FS	Jun 2022	Negotiable

AMENITIES

Air Conditioning

TRANSPORTATION

Airport:	18 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (8)
Transit Score ®:	Minimal Transit (21)

Lease Availability Report

4940 Research Dr NW

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class B Office**
Tenancy:	**Multiple**
Year Built:	**1986**
RBA:	**24,200 SF**
Floors:	**1**
Typical Floor:	**24,200 SF**

AVAILABILITY

Min Divisble:	**12,000 SF**
Max Contig:	**12,000 SF**
Total Available:	**12,000 SF**
Asking Rent:	**$12.00/MG**

EXPENSES PER SF

Taxes:	**$0.45 (2020)**
Opex:	**$0.18 (2012)**

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	12,000	12,000	12,000	$12.00/MG	Nov 2021	Negotiable

SALE

Last Sale: Sold on Dec 31, 2014 for $500,000 ($20.66/SF)

TRANSPORTATION

Parking:	Surface Spaces @ $0.00/mo; Ratio of 0.00/1,000 SF
Airport:	21 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (12)
Transit Score ®:	Minimal Transit (21)

KEY TENANTS

Avion Solutions	12,100 SF	Madison County 310 Board	12,000 SF

Lease Availability Report

513 Sparkman Dr

Huntsville, AL 35816 - Cummings Research Park Submarket

BUILDING

Type:	**Class B Office**
Tenancy:	**Multiple**
Year Built:	**1961**
RBA:	**15,854 SF**
Floors:	**1**
Typical Floor:	**15,854 SF**

AVAILABILITY

Min Divisble:	**15,854 SF**
Max Contig:	**15,854 SF**
Total Available:	**15,854 SF**
Asking Rent:	**$15.75/NNN**

EXPENSES PER SF

Taxes:	**$0.31 (2020)**

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	15,854	15,854	15,854	$15.75/NNN	Vacant	5 Yrs

TRANSPORTATION

Parking:	72 free Surface Spaces are available; Ratio of 4.54/1,000 SF
Airport:	19 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (39)
Transit Score ®:	Minimal Transit (22)

KEY TENANTS

UAH	12,299 SF	North Alabama Center For Educational Excellence	3,750 SF

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Lease Availability Report

140 Sparkman Dr NW - Building 140

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class B Industrial**
Subtype:	**Warehouse**
Tenancy:	**Single**
Year Built:	**1964**
RBA:	**130,036 SF**
Floors:	**2**
Typical Floor:	**65,018 SF**
Ceiling Ht:	**24'**

AVAILABILITY

Min Divisble:	**65,000 SF**
Max Contig:	**130,036 SF**
Total Available:	**130,036 SF**
Asking Rent:	**Withheld**

EXPENSES PER SF

Taxes:	**$0.71 (2020)**

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Direct	65,036	65,036	130,036	Withheld	30 Days	Negotiable
E 2nd	Industrial	Direct	65,000	65,000	130,036	Withheld	30 Days	Negotiable

SALE

Last Sale: Portfolio of 4 Industrial Properties in Huntsville, AL Sold on Nov 2, 2018 for $212,359 ($0.95/SF)

LOADING

Docks:	**5 ext**	Drive Ins:	**10 tot.**
Cross Docks:	**None**	Rail Spots:	**None**

POWER & UTILITIES

Power: 277a/480v 3p

FEATURES

Storage Space

LAND

Land Area: **18.00 AC**

PARCEL

17-03-05-4-000-002.000

Lease Availability Report

140 Sparkman Dr NW - Building 140

Huntsville, AL 35805 - Cummings Research Park Submarket

★★★☆☆

TRANSPORTATION

Airport:	18 minute drive to Huntsville International-Carl T. Jones Field Airport

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Lease Availability Report

140 Sparkman Dr NW - Building 130

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class C Industrial**
Subtype:	**Warehouse**
Year Built:	**1964**
RBA:	**80,744 SF**
Floors:	**1**
Typical Floor:	**80,744 SF**
Ceiling Ht:	**24'-25'**

AVAILABILITY

Min Divisble:	**80,000 SF**
Max Contig:	**80,744 SF**
Total Available:	**160,744 SF**
Asking Rent:	**$$6.50/NNN**

EXPENSES PER SF

Taxes:	**$1.14 (2020)**

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Sublet	80,744	80,744	80,744	$6.50/NNN	Negotiable	Negotiable
P 1st	Industrial	Direct	80,000	80,000	80,000	Withheld	30 Days	Negotiable

SALE

Last Sale: Portfolio of 4 Industrial Properties in Huntsville, AL Sold on Nov 2, 2018 for $212,359 ($0.95/SF)

LOADING

Docks: **3 ext**

Cross Docks: **None**

POWER & UTILITIES

Power: 277a/480v 3p

FEATURES

Air Conditioning

LAND

Land Area: **18.00 AC**

PARCEL

17-03-05-4-000-002.000

Lease Availability Report

140 Sparkman Dr NW - Building 130

Huntsville, AL 35805 - Cummings Research Park Submarket

★★★☆☆

TRANSPORTATION

Airport:	19 minute drive to Huntsville International-Carl T. Jones Field Airport

KEY TENANTS

AAR Corp.	80,744 SF

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Lease Availability Report

140 Sparkman Dr NW - Building 120

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class B Industrial**
Subtype:	**Warehouse**
Year Built:	**1964**
RBA:	**9,000 SF**
Floors:	**1**
Typical Floor:	**9,000 SF**

AVAILABILITY

Min Divisble:	**9,000 SF**
Max Contig:	**9,000 SF**
Total Available:	**18,000 SF**
Asking Rent:	**$$6.50/NNN**

EXPENSES PER SF

Taxes:	**$10.27 (2020)**

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Sublet	9,000	9,000	9,000	$6.50/NNN	Negotiable	Negotiable
P 1st	Industrial	Direct	9,000	9,000	9,000	Withheld	30 Days	Negotiable

SALE

Last Sale: Portfolio of 4 Industrial Properties in Huntsville, AL Sold on Nov 2, 2018 for $212,359 ($0.95/SF)

LOADING

Docks: **3 ext**

Cross Docks: **None**

POWER & UTILITIES

Power: 277a/480v 3p

FEATURES

Storage Space

LAND

Land Area: **18.00 AC**

PARCEL

17-03-05-4-000-002.000

Lease Availability Report

140 Sparkman Dr NW - Building 120

Huntsville, AL 35805 - Cummings Research Park Submarket

★★★☆☆

TRANSPORTATION

Airport:	18 minute drive to Huntsville International-Carl T. Jones Field Airport

KEY TENANTS

AAR Corporation	9,000 SF

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Lease Availability Report

5021 Technology Dr NW

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class B Office**
Tenancy:	**Multiple**
Year Built:	**1964**
RBA:	**63,891 SF**
Floors:	**2**
Typical Floor:	**31,283 SF**

AVAILABILITY

Min Divisble:	**7,235 SF**
Max Contig:	**14,226 SF**
Total Available:	**21,461 SF**
Asking Rent:	**Withheld**

EXPENSES PER SF

Taxes:	**$0.28 (2020)**

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E BSMT		Office	Direct	14,226	14,226	14,226	Withheld	Vacant	3 - 5 Yrs
P 1st	C	Office	Direct	7,235	7,235	7,235	Withheld	Vacant	Negotiable

SALE

Last Sale:	Sold on Jul 7, 2014 for $1,500,000 ($23.48/SF) at 21.01% Cap

AMENITIES

Air Conditioning

TRANSPORTATION

Parking:	265 free Surface Spaces are available; Ratio of 3.97/1,000 SF
Airport:	18 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (13)
Transit Score ®:	Minimal Transit (15)

KEY TENANTS

ARES Corporation	1,500 SF

Lease Availability Report

103 Wynn Dr - Chrysler Building

Huntsville, AL 35805 - Cummings Research Park Submarket

★★★★☆

BUILDING

Type:	**Class B Industrial**
Subtype:	**Warehouse**
Tenancy:	**Multiple**
Year Built:	**1976; Renov 2000**
RBA:	**232,054 SF**
Floors:	**1**
Typical Floor:	**232,054 SF**
Ceiling Ht:	**26'-38'**

AVAILABILITY

Min Divisble:	**20,000 SF**
Max Contig:	**135,000 SF**
Total Available:	**205,000 SF**
Asking Rent:	**$$6.95/MG**

EXPENSES PER SF

Taxes:	**$0.10 (2020)**

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	100,000 - 135,000	135,000	135,000	Withheld	Vacant	3 - 5 Yrs
P 1st	Industrial	Direct	20,000 - 70,000	70,000	70,000	$6.95/MG	Vacant	3 - 5 Yrs

SALE

Last Sale: Sold on Mar 27, 2015 for $1,800,000 ($7.76/SF)

LOADING

Docks:	**1 ext**	Drive Ins:	**1 tot./8'w x 12'h**
Cross Docks:	**None**		

POWER & UTILITIES

Power: 1,200a 3p Heavy

LAND

Land Area:	**16.00 AC**
Zoning:	**Commercial**

PARCEL

17-03-05-4-000-010.000

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103 Wynn Dr - Chrysler Building

★★★★☆

Huntsville, AL 35805 - Cummings Research Park Submarket

TRANSPORTATION

Parking:	200 free Surface Spaces are available; Ratio of 0.86/1,000 SF
Airport:	19 minute drive to Huntsville International-Carl T. Jones Field Airport

KEY TENANTS

Intercept Industries	100,000 SF	Kohler	100,000 SF

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Lease Availability Report

106 Wynn Dr

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class B Office**
Tenancy:	**Multiple**
Year Built:	**1968**
RBA:	**408,492 SF**
Floors:	**2**
Typical Floor:	**197,500 SF**

AVAILABILITY

Min Divisble:	**5,000 SF**
Max Contig:	**235,000 SF**
Total Available:	**235,000 SF**
Asking Rent:	**Withheld**

EXPENSES PER SF

Taxes:	**$0.59 (2020)**
Opex:	**$6.19 (2006)**

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	5,000 - 147,000	147,000	235,000	Withheld	60 Days	Negotiable
P 2nd	Office	Direct	5,000 - 88,000	88,000	235,000	Withheld	60 Days	Negotiable

AMENITIES

Air Conditioning

TRANSPORTATION

Parking:	1,240 free Surface Spaces are available; Ratio of 3.17/1,000 SF
Airport:	18 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (7)
Transit Score ®:	Minimal Transit (15)

KEY TENANTS

US Army Strategic Defense	264,218 SF	SPARTA, Inc.	83,921 SF
Piccadilly Cafeteria	6,750 SF	US General Accounting Office	1,650 SF
MCM Huntsville Finance Company Llc	600 SF		

Lease Availability Report

215 Wynn Dr

Huntsville, AL 35805 - Cummings Research Park Submarket

BUILDING

Type:	**Class B Office**
Tenancy:	**Multiple**
Year Built:	**1991**
RBA:	**135,295 SF**
Floors:	**5**
Typical Floor:	**27,059 SF**

AVAILABILITY

Min Divisble:	**16,090 SF**
Max Contig:	**16,090 SF**
Total Available:	**16,090 SF**
Asking Rent:	**$16.50/FS**

EXPENSES PER SF

Taxes:	**$0.77 (2020)**

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	16,090	16,090	16,090	$16.50/FS	Vacant	Negotiable

TRANSPORTATION

Parking:	818 free Surface Spaces are available; Ratio of 6.04/1,000 SF
Airport:	18 minute drive to Huntsville International-Carl T. Jones Field Airport
Walk Score ®:	Car-Dependent (4)
Transit Score ®:	Minimal Transit (15)

KEY TENANTS

SAIC	56,535 SF

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