

SRS

STEPHENS REAL ESTATE SERVICES



FOR SALE \$3,600,000
OFFICE/WAREHOUSE PROPERTIES AND VACANT LOTS
BILLBOARD INCOME, EXCLUDES CELL TOWER INCOME

11543 & 11547 Memorial Parkway, S.
11520 & 11526 Gilleland Road, SE.
Huntsville, Alabama 35803

Leigh Stephens, Broker
203 Eastside Square, Suite 2
Huntsville, Alabama 35801
Telephone: (256) 533-7878 or (256) 652-0370
leigh@stephensappraisalservices.com

PROPERTY HIGHLIGHTS

Four Improved Properties:

11543 Memorial Parkway, S., PPIN 76375, Off/Wh 18,000 SF Leased
11547 Memorial Parkway, S., PPIN 85913, Off/Wh 8,040 SF Leased
11520 Gilleland Road, SE., PPIN 103504, Off/Wh 18,000 SF Leased1
1526 Gilleland Road, SE., PPIN 77550, Off/Wh 15,000 SF Leased

Five Vacant Lots:

Frontage Lot on Memorial Parkway, Billboard on lot, PPIN 85917, 40,000 +/- SF
Lot West Margin of Gilleland Road, PPIN 105343, 30,500 +/- SF
Lot West Margin of Gilleland Road, Cell Tower Lot, PPIN 103505, 34,040 +/- SF
Lot 7, East Margin of Gilleland Road, PPIN 86334, 26,121 +/- SF
Lot 2, South End Cul de Sac of Gilleland Road, PPIN 86332, 73,143+/- SF

Zoning: Light Industry

Traffic Counts: Over 45,000 per day on Memorial Parkway

For more information, please contact:

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