

SRS

STEPHENS REAL ESTATE SERVICES



FOR LEASE

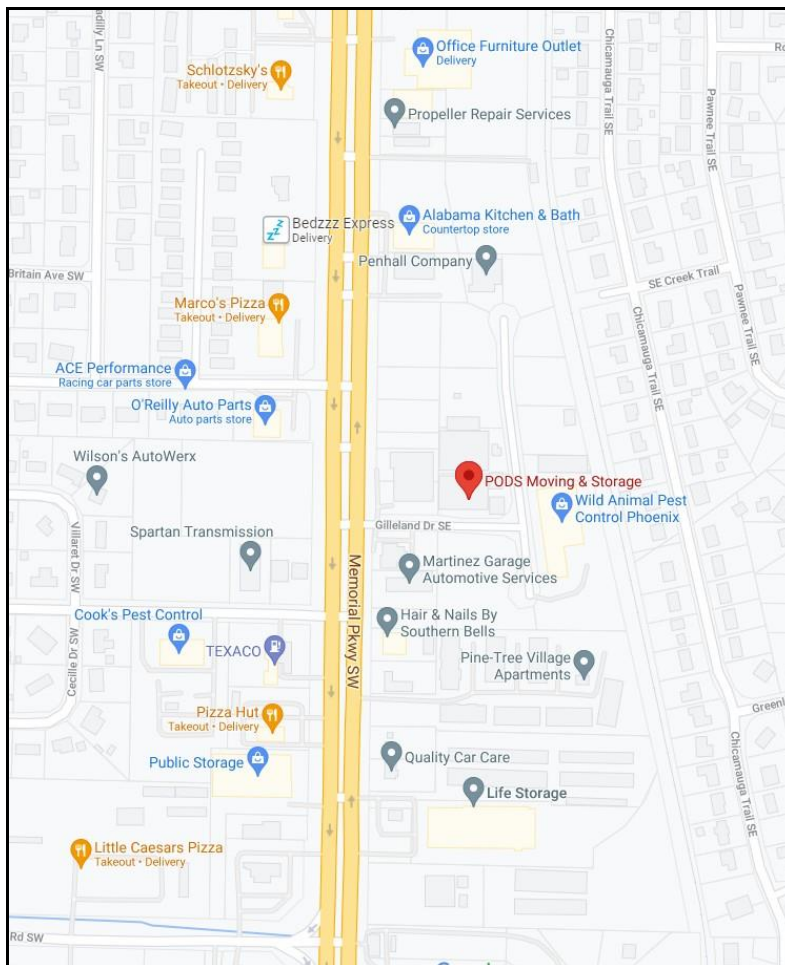
11520 & 11526 Gilleland Road
Huntsville, Alabama 35803

- 33,000 SF Office/Warehouse Space, with Office Area
- Two Buildings - 18,000 square feet and 15,000 square feet
- Both buildings have a truck dock and drive-in doors.
- 24' Clear Height Ceilings
- 1.34 Acres Combined, Corner Lot, Gilleland Road Frontage
- \$6.50 PSF, Triple Net
- Available May 2023
- Yard Space available on adjacent lot, if required

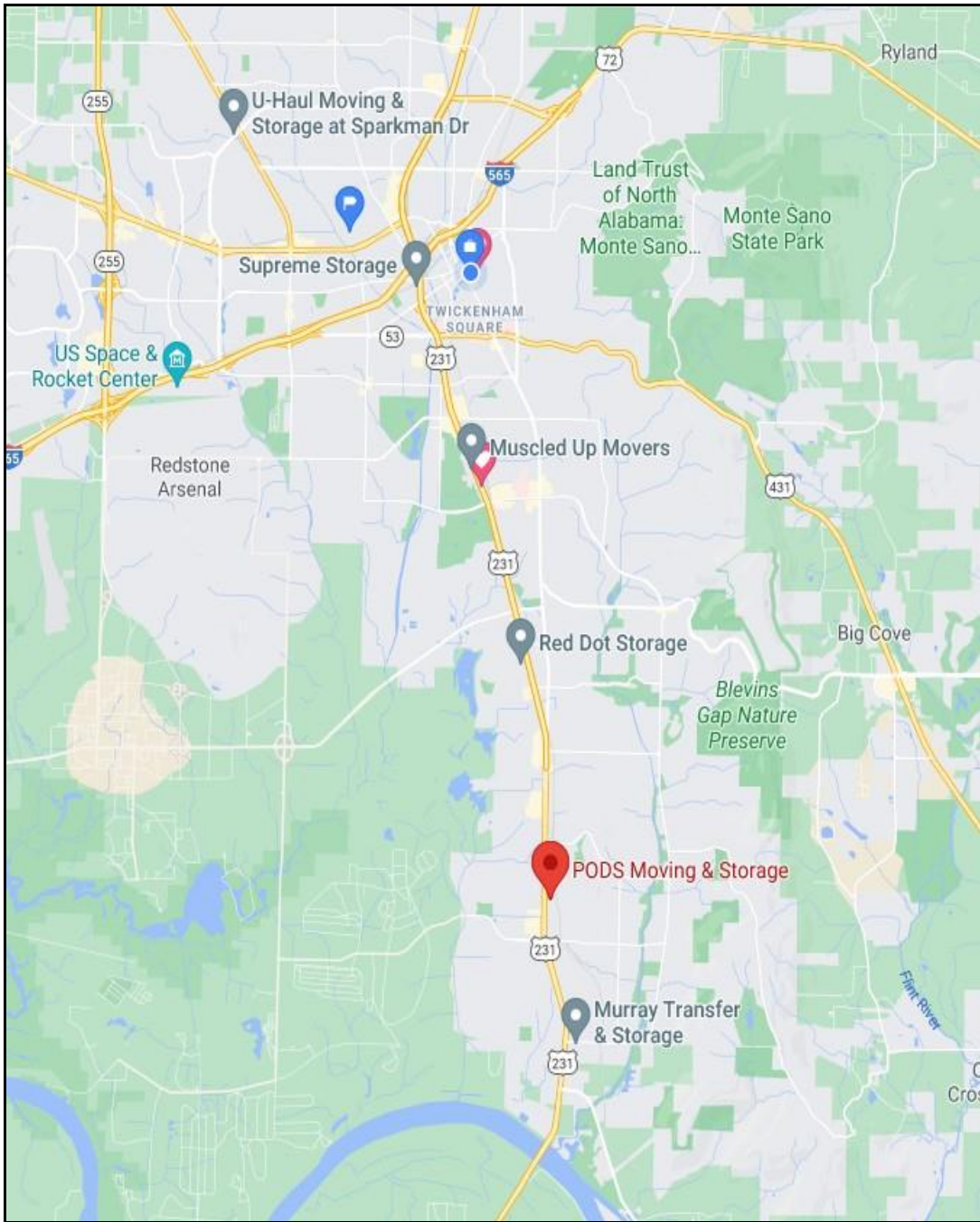
Leigh Stephens, Broker
203 Eastside Square, Suite 2-C
Huntsville, Alabama 35801
Telephone: (256) 533-7878



Tax Map



Neighborhood map



City Map

SUBJECT

Property Address **11526 & 11520 Gilleland Rd**
 City **Huntsville** County **Madison** State **AL** Zip **35803**
 Borrower
 Lender/Client
 Appraiser Name

IMPROVEMENTS SKETCH

Scale: 1" = 21'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GBA1	Building 2	18000.00	33000.00
	Building 1	15000.00	
Net BUILDING Area		(rounded)	33000

BUILDING AREA BREAKDOWN		
	Breakdown	Subtotals
Building 2	120.0 x 150.0	18000.00
Building 1	150.0 x 100.0	15000.00
2 Items	(rounded)	33000

Building Diagrams

Additional Pictures



View of Office Area



View of Building 1



View of Office Area



Rear View of Buildings



View of Office Area within Building 2



View of Building 2