



**FULLY LEASED**  
**PHOENIX3PL.COM**

**4905 MOORES MILL ROAD**  
**HUNTSVILLE, AL**

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**PHOENIX**  
**LOGISTICS**

*Strategic Real Estate. Applied Technology. Tailored Service.*

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## PROPERTY HIGHLIGHTS



**100% ZONED AIR  
CONDITIONING**



**100% FENCED**



**3 MILES FROM I-565**



**LOCATED IN  
OPPORTUNITY  
ZONE**



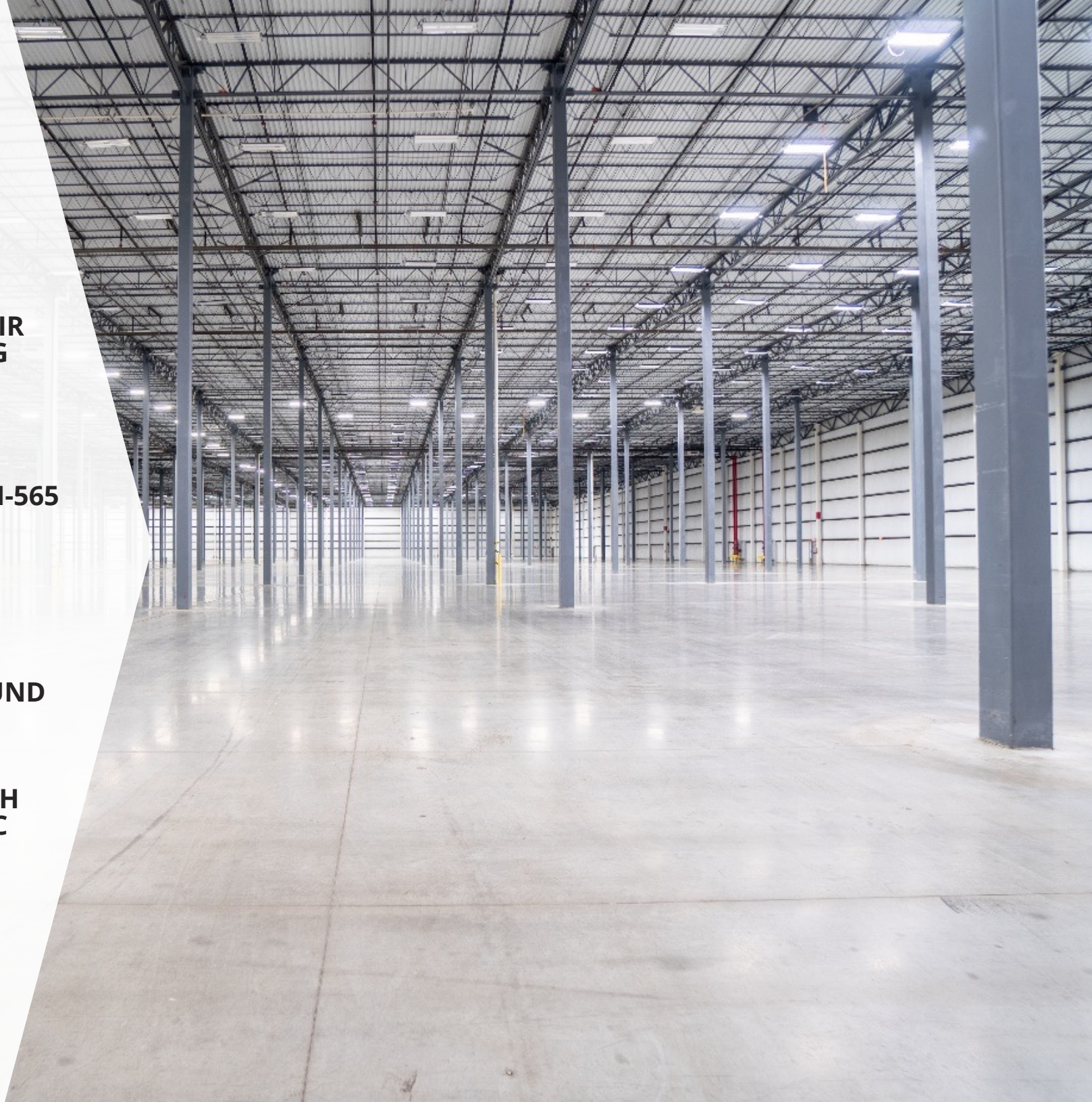
**TWO 10' INBOUND  
WATER MAINS**



**LAB SPACE WITH  
ELECTROSTATIC  
EPOXY SEALED  
FLOORING**



**MULTIPLE  
KOHLER  
GENERATORS**





# PROPERTY DETAILS

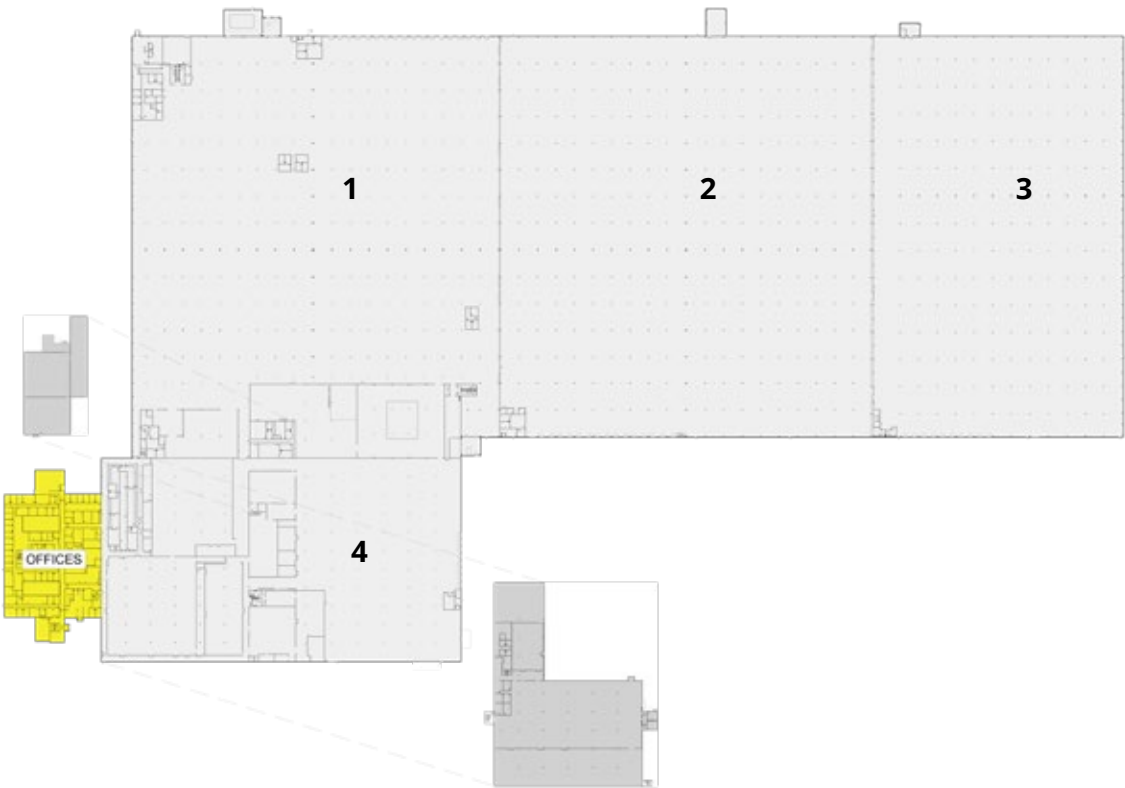
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WAREHOUSE SPACE	1,341,000 SF
OFFICE SPACE	32,378 SF
FLOORS	1
DOCKS	50 w/ Option to Add More
DRIVE-IN DOORS	6
CLEAR HEIGHT	29' - 42'
COLUMN WIDTH/DEPTH	50' x 25' & 40' x 30'
ROOF	TPO & Metal
WALLS	Metal & Masonry
FLOORS	6" Reinforced Concrete   Laser Leveled
YEAR BUILT	1979 - 2007
FIRE SUPPRESSION	ESFR + Wet
LIGHTING	T-5 with Sensors
POWER	3 Phase - 12,470/7,200 Volts Well Distributed 3 Emergency Kohler Generators (2) 350 KW, (1) 160 KW
NATURAL GAS	4" Piping Inlet @ 50 PSI and Outlet @ 20 PSI 11M Rotary Meter with a Capacity of 48,500 CFH 48,500,00 BTU   2" Regulator Taking the 50 PSI Inlet to 20 PSI with a Capacity of 77,000 CFH or 77,000,000 BTU
PARKING	1,034 Surface Spaces
LAND AREA	161 Acres
ZONING	Planned Industrial Zone
PARCEL ID	13-04-17-0-000-002.000
RAIL	Adjacent to Norfolk Southern



# FLOOR PLAN

4905 MOORES MILL ROAD | HUNTSVILLE, AL



NUMBER	COLUMN SPACING	CLEAR HEIGHT	DOCKS	SQUARE FEET
1	30' X 43'	23'	17	355,502 SF
2	30' X 43'	42'	14	393,661 SF
3	30' X 43'	42'	10	264,864 SF
4	30' X 42'	26' - 29'	9	246,330 SF
OFFICES	N/A	DROP CEILING	0	32,378 SF
SECOND FLOOR	30' X 40'	13'	0	69,147 SF
TOTAL				1,361,882 SF



# FLOOR PLAN

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NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	DOCKS	FLOORS	SQUARE FEET
1	WAREHOUSE	30' X 42'	26' - 29'	9	N/A	125,447 SF
2	WAREHOUSE	30' X 40'	9'-4"	N/A	ELECTROSTATIC FLOOR EPOXY SEALED	30,129 SF
3	WORKROOM	30' X 43'	12'	N/A	ELECTROSTATIC FLOOR EPOXY SEALED	23,003 SF
4	COMMON AREA	N/A	N/A	N/A	N/A	19,802 SF
5	WORKROOM	N/A	12'	N/A	N/A	13,024 SF
6	WAREHOUSE	N/A	9'-4"	N/A	ELECTROSTATIC FLOOR EPOXY SEALED	12,469 SF
7	WORKROOM	N/A	9'-4"	N/A	N/A	9,261 SF
8	WORKROOM	N/A	12'	N/A	N/A	8,753 SF
9	WORKROOM	N/A	12'	N/A	N/A	4,440 SF
TOTAL						246,328 SF



BUILDING 4 FLOOR PLAN



# LOCATION MAP

4905 MOORES MILL ROAD | HUNTSVILLE, AL

I-565	3 MILES
HUNTSVILLE AIRPORT	17.5 MILES
I-65	27 MILES
I-59	64 MILES
BIRMINGHAM AIRPORT	104 MILES
NASHVILLE AIRPORT	112 MILES
I-75	117 MILES

