



1101 WASHINGTON STREET FOR SALE OR LEASE



DESCRIPTION: THE FORMER AMERICAN RED CROSS IN HUNTSVILLE. LOCATED ON APPROX. 3.54 ACRES (+/-), THIS BUILDING HAS 29,160 SQ. FT. TOTAL WITH 4,000 SQ. FT. OF WAREHOUSE SPACE AND 25,160 SQ. FT. OF OFFICE SPACE WITH 2 LOADING DOCKS. CENTRALLY LOCATED. 3 BLOCKS FROM I-565, DOWNTOWN HUNTSVILLE, MEMORIAL PARKWAY AND FIVE POINTS.

LOCATION: NORTH ON THE PARKWAY TO UNIVERSITY DRIVE. TURN RIGHT ON UNIVERSITY DRIVE FOR .64 MILES. LEFT ON WASHINGTON STREET. SUBJECT PROPERTY IS .36 MILES ON THE LEFT.

BUILDING SIZE: 29,160 SQ. FT. (+/-)
WAREHOUSE SPACE: 4,000 SQ. FT. (+/-)
OFFICE SPACE: 25,160 SQ. FT. (+/-)
LAND SIZE: 3.54 ACRES (+/-)
ZONING: C-1 / **OPPORTUNITY ZONE & HUB ZONE**
LEASE PRICE: \$6.50/ SQ. FT./ YEAR NNN
FOR SALE: \$1,490,000

CONTACT: RUSS RUSSELL, CCIM, ALC, CEA ♦ 256-536-7777

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This property is subject to prior sale or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owners and from other sources deemed reliable, is not, in any way, warranted by Russ Russell Commercial Real Estate.



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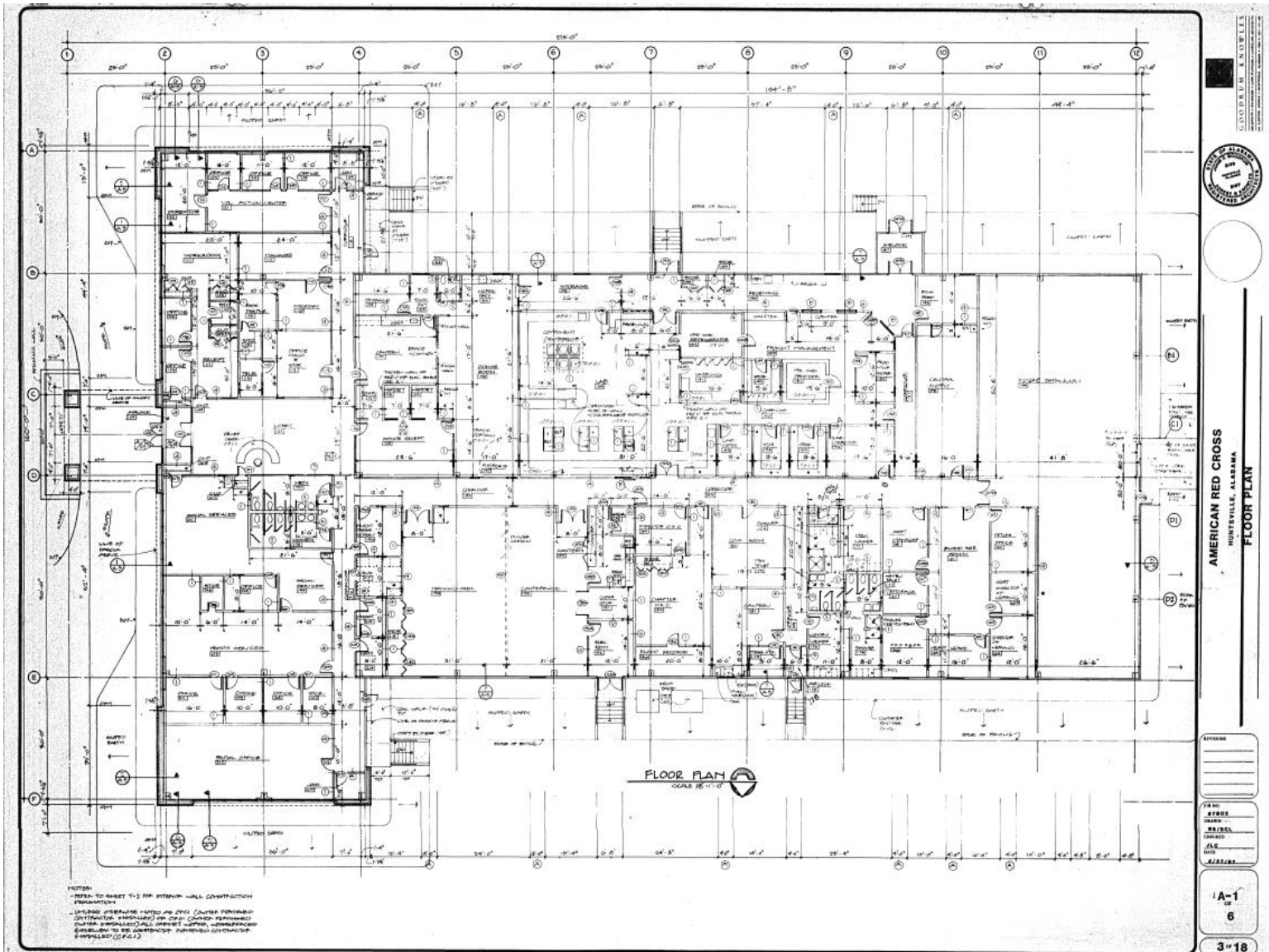


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1101 Washington Street



ARCHITECT: [Redacted]
 ENGINEER: [Redacted]
 DATE: 11/11/11
 SHEET: A-1 OF 6
 3 OF 18