

Developed By:



3Q 2027 OCCUPANCY

Greenbrier Commerce Center

Coretta Drive NW, Huntsville, AL
50,000 - 262,880 SF Available

Class A — Under Construction

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Colliers | Alabama

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Site Plan with Building Specifications

Space Available	50,000 - 262,880 SF
Office	2,506 SF
Acres	21.1 Acres
Clear Height	32'
Bay Spacing	52' x 50' x/ 60' speed bay
Auto Parking	156 auto
Building Columns	Structural steel wide flange (W shapes)
Sprinklers	Warehouse: ESFR in accordance with NFPA
Natural Light	Clerestory windows
Slab	7", 4000 PSI, fiber mesh reinforcement, vapor barrier, Lapidolith sealer/hardener
Roof	1-1/2" metal deck (prefinished white), R20 insulation, 60 mil white TPO membrane
Dock Doors	46 - 9' x 10' manually operated vertical-lift doors with Z-guards; overhead bullnose canopies above all overhead doors
Drive-In Doors	2 each - 12' x 14' manually operated drive-in door (one at each end of building) with Z-guards and concrete ramps
Exterior Walls	Concrete tilt panels



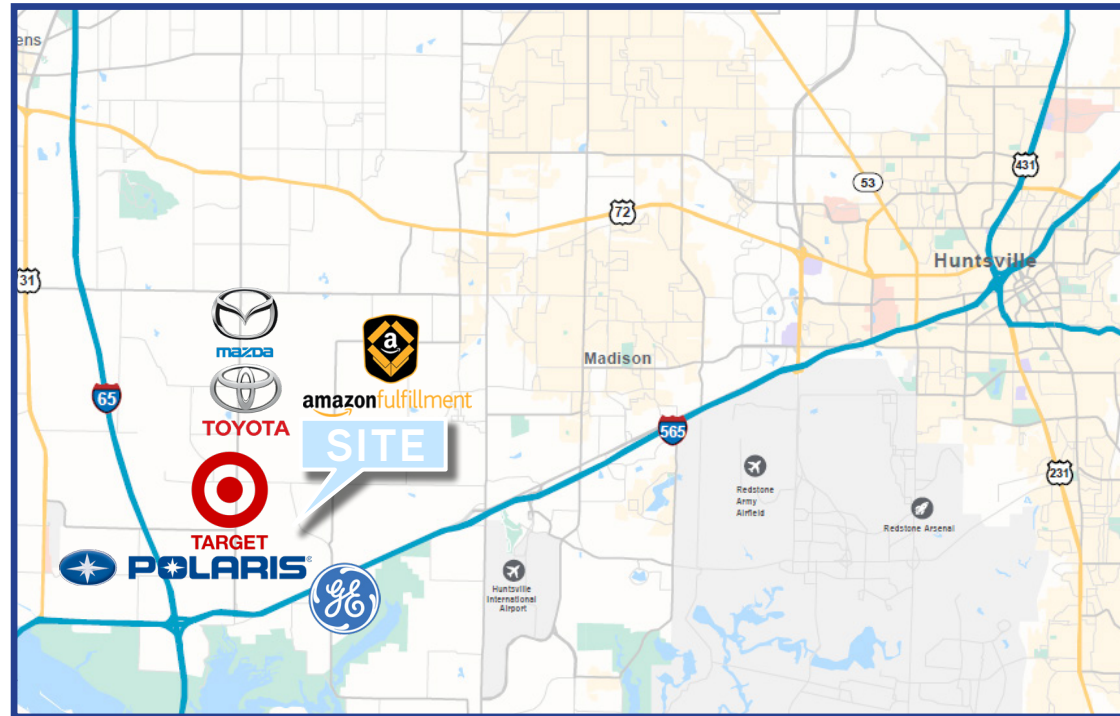
Development Overview

Greenbrier Commerce Center is strategically located near I-65 and I-565 with superb access to Huntsville's main economic drivers.

Colliers has been retained on an exclusive basis to market Greenbrier Commerce Center (The "Property"), an industrial real estate development being developed on a 40 acre site at Greenbrier Parkway in Huntsville, Alabama. The Property, within the Huntsville MSA, is strategically located near I-65, with superb access to the Port of Huntsville. The Port of Huntsville contains major transportation arteries including the Huntsville International Airport, International Intermodal Center, and Jetplex Industrial Park. The site's strategic location provides nearly direct access to Mazda-Toyota Manufacturing, Polaris, Target, and Amazon, among others.

Building Facts:

Address	Coretta Drive NW Huntsville, AL 35756
Building Size	262,880 SF (single or multi tenant)
Site Area	39.87 Acres
Clear Height	32'
Building Type	Single Load
Trailer Parking	54
Building Depth	310'



Development Highlights

- Fully entitled property in development phase allowing for tenant preferences
- Direct access to Greenbrier Parkway via three-lane newly constructed Coretta Drive
- Adjacent rail

87

miles to
Birmingham

112

miles to
Nashville

233

miles to
Atlanta

Greenbrier Commerce Center

Location:

With unparalleled access to major population centers within the eastern half of the United States, the site is within 8 hours of large markets including Atlanta, Nashville, Indianapolis, and Memphis, as well as other larger markets Charlotte, Birmingham, Columbus, and Louisville, granting access to over millions of consumers.

Drive Time	Number of Businesses	Number of Consumers
3 Hours	267,334	8,553,499
4 Hours	582,759	17,756,097
5 Hours	838,949	25,740,237





50,000 - 262,880 SF | Under Construction

Our mission

Maximize the potential of property to accelerate the success of our clients and our people.



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