

**For Sale**  
**@ Greenbrier Exit 3**  
**Huntsville, AL**

**GATEWAY TO**  
**HUNTSVILLE**  
**ALABAMA**

**8,285 SF OFFICE/TECHNICAL**  
**CENTER on 1.10 Acres**  
**Exit 3 @ I-565 - Huntsville, Alabama**

## **FOR SALE**

Price: \$1,500,000

NOI: \$112,709

Two 7 year renewal options remaining  
3.5 years remaining on lease

**Contact:**

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- **Makino's Southeast Regional Tech Center containing 8,285 SF**
- **Makino is a publicly traded Japanese-owned company**
- **Less than 5 min from the future Mazda Toyota plant**
- **60,320 vehicles daily on I-565**
- **Greenbrier Exit 3, I-565, Huntsville, AL**
- **First established interchange traveling east to Huntsville, AL from I-65**
- **Over 25,000 acres recently annexed into Huntsville, AL to provide next commercial, residential, and industrial growth corridor**
- **Great location. Centrally located to North Alabama. Convenient to I-565 and I-65. 5 minutes from Huntsville International Airport and 10 minutes from Redstone Arsenal**
- **100 miles from Nashville to the North and Birmingham to the South on I-65**



For more information:  
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