



Accelerating success.

For Sale

Corporate Aviation & Operations Center

±99,300 SF | Military Grade & Homeland Security Rated

Located in Albertville, near Huntsville's Space, Science & Technology Corridor

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PROPERTY OVERVIEW

The Property

The subject property includes a custom-built 99,300 SF aviation hangar located on 3.2 acres. The property has multiple building sections dedicated to different functional uses, including flight operations, modification and assembly, paint and finishing, warehouse, machine shop, tool room and logistics.

The Airport

The Albertville Regional Airport is home to the Alabama Aviation College, RainAir Aviation and Mid-South Aviation along with six corporate hangars and thirty-six T-hangars. The airport averages approximately 4,000 operations per year with most being of corporate nature.

The Huntsville Market

The subject property is just a short drive to Huntsville, home to the second largest research park in the U.S. and to the Space and Rocket Center. Huntsville has a diversified industrial base including: aerospace and defense, information technology, advanced and automotive manufacturing, and life sciences.

Facility Information

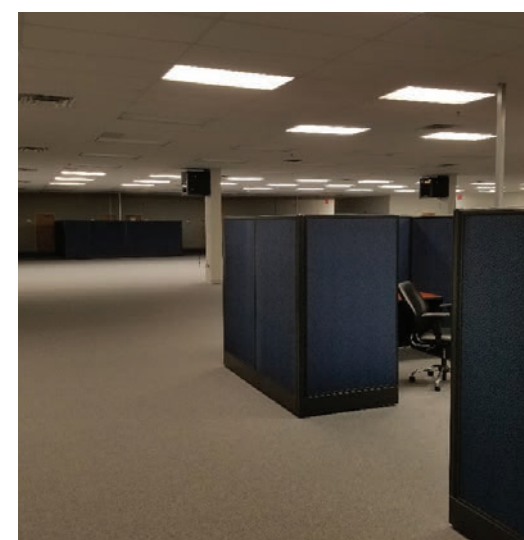
Quick Facts

- › +/-99,300 SF main facility
- › +/-45,000 SF hangar bays with optional 15,000 SF additional hangar space
- › 10,000 SF warehouse
- › 15,000 SF office space
- › 500 SF component paint booth
- › Lighting 220 volt fluorescent overhead lighting
- › Electrical 110, 220, & 480 VAC 60 Hz main power drops
- › 1200 amp, 600 volt primary switchgear
- › Optimal air constant flow from 50 psi to 280 psi regulated to 120 psi stand alone compressors with integral water/moisture separators

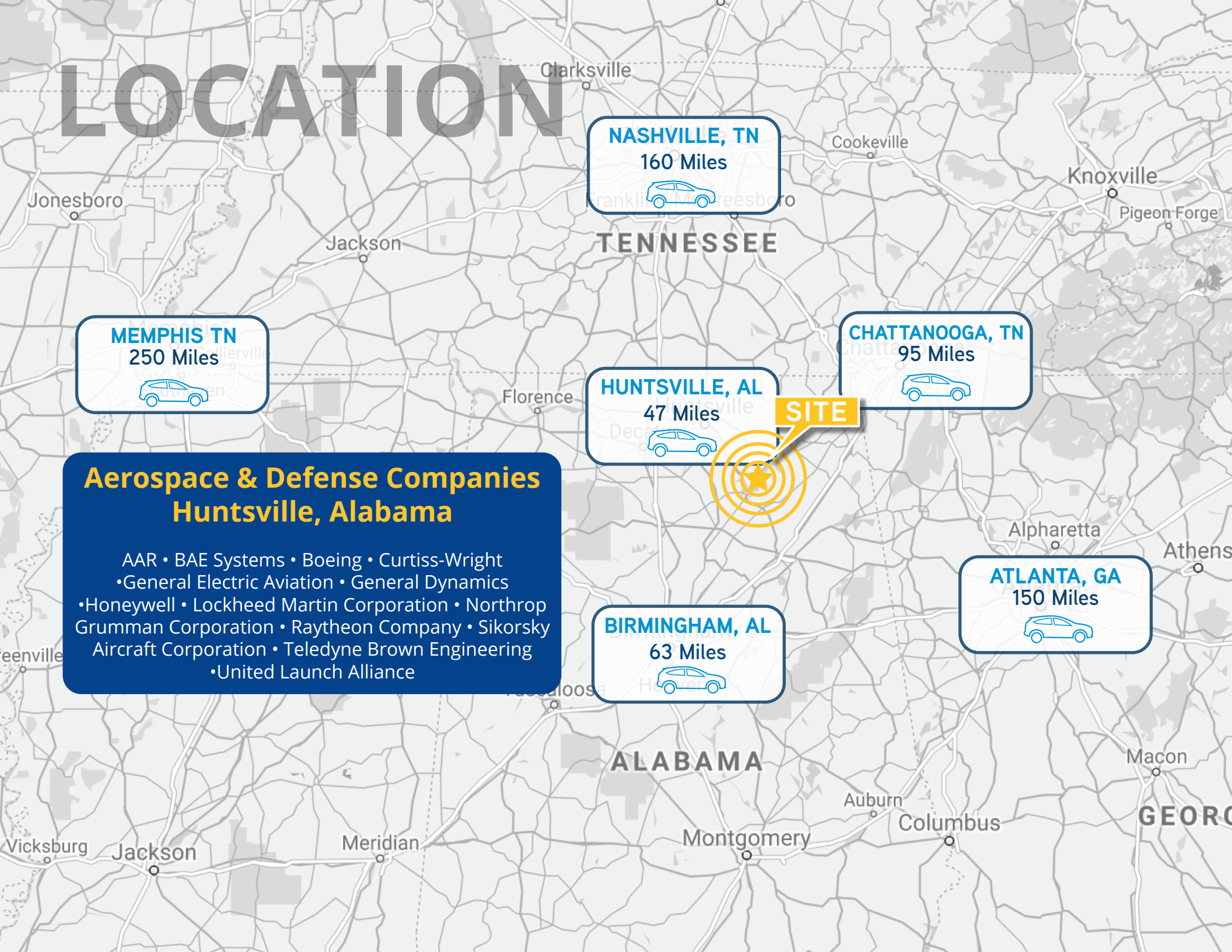
Highlights

- › State-of-the-art Intrusion Detection & Access Control Systems
- › Foam/water deluge sprinkler system fully compliant with NFPA 409 fire protection standards
- › High gloss, eco-friendly, heavy traffic, epoxy-based hangar floor finish
- › High speed fiber optic network system
- › Two overhead bridge cranes, 10,000 lb. capacity each
- › 80,000 SF parking and operations ramp with private taxiway access
- › +/-15,000 SF of mezzanine office space including conference rooms, private offices, and large open floor spaces to support a variety of configurations

Site Plan



LOCATION



Aerospace & Defense Companies Huntsville, Alabama

AAR • BAE Systems • Boeing • Curtiss-Wright
• General Electric Aviation • General Dynamics
• Honeywell • Lockheed Martin Corporation • Northrop
Grumman Corporation • Raytheon Company • Sikorsky
Aircraft Corporation • Teledyne Brown Engineering
• United Launch Alliance

Alabama Economic Development / Employment Information

- › Real and Personal Property Tax abatements
- › Sales and Use Tax abatement
- › Jobs credit
- › Investment credit
- › Job training
- › Utility Tax abatement
- › Highly motivated labor force with an abundance of engineering, mechanical, and technical skills in immediate area

Airport Highlights

- › Modern, growing airport that was recently upgraded to regional status by the FAA
- › Ramp and taxiways certified capable of handling C-130 equivalent fixed wing aircraft
- › FBO with full refuel, defuel capability, comfortable aircrew planning and rest facilities
- › Home to Alabama Aviation College, Rain Air Aviation and Mid-South Aviation
- › Six Corporate hangars and thirty-six T-hangars

Huntsville-Decatur-Albertville, AL Combined Statistical Area



CURRENT POPULATION
(2021)
1,090,979



PROJECTED POPULATION
(2026)
1,125,674



**AVERAGE HOUSEHOLD
INCOME** (2021)
\$75,706



**PROJECTED AVERAGE
HOUSEHOLD INCOME** (2026)
\$85,047





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