

# AVAILABLE CRANE BUILDING

BAE SYSTEMS HANGAR FACILITY  
300 ALDREDGE DR, ALBERTVILLE, MARSHALL, AL, 35950



## Description

Located on the airfield at Albertville Regional Airport. Ramp and taxiways certified capable of handling C-130 equivalent fixed wing aircraft. 6117' runway with full services. Alabama Aviation School (FAA Part 147 A&P) located on site.

## Comments

### Sale / Lease

**For Sale:** Yes  
**Sale Price:** \$ 12,000,000.00 Total  
**For Lease:** No  
**Lease Price:**  
**Pricing Information:**

### Building Details

**# of Floors:** 1  
**Multi-Tenant:**  
**Prior Use:**  
**Sprinklered:** Yes  
**Heated:**  
**Air Conditioning:**  
**Drive In Doors:** 3  
**Dock Doors:**  
**Eave Height Min:** 35.00  
**Eave Height Max:** 40.00  
**Ceiling Height Max:**  
**Ceiling Eaves:** 35  
**Floor Thickness:** 6"  
**# of Cranes:**

### Property Details

**Latitude:** 34.230160  
**Longitude:** -86.248940  
**Total Square Footage:** 99,300 sq. ft.  
**Available Square Footage:** 99,300 sq. ft.  
**Available Office (sqft):** 15,000  
**Building Expandable:** Yes  
**Expandable to (sqft):**  
**Max. Contiguous Space:** 45,000 sq. ft.  
**Total Acreage:** 3.2 Acre(s)  
**Additional Acreage Available:**

### Zoning

**Zoning:** Light Industry

### Utilities

**Electric Provider:** Municipal Utilities Board  
**Electric Provider 2:**  
**Natural Gas Provider:** Marshall County Gas District  
**Natural Gas Provider 2:**  
**Water Provider:** Municipal Utilities Board  
**Telecommunications Provider:** AT&T  
**Fiber Available:** Yes  
**Sewer Provider:** Municipal Utilities Board

### Interstate/Highway

**Interstate:** I-59  
**To Interstate (miles):** 26.00 Mile(s)  
**Interstate #2:** I-65  
**To Interstate #2 (miles):** 47.00 Mile(s)  
**Highway:** 75  
**To Highway (miles):** 1.00 Mile(s)  
**State Highway:** 75  
**To State Highway (miles):** 1.00

## Advantage Alabama

**6** Interstates converge in Alabama

**All** Communities within 2 hours of a commercial airport

**92** Public-use airports

**5** Class 1 railroads and multiple short line railroads

Deep water port on the Gulf of Mexico

One of the longest inland waterway systems

Right-To-Work state

**WIN** with Alabama

For more information, please contact:

Marshall County Economic  
Development Council  
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Alabama  
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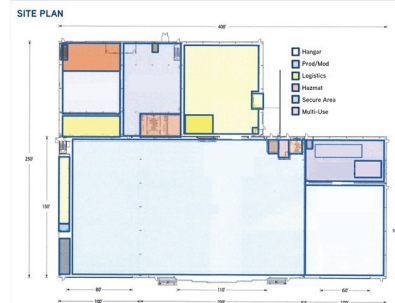
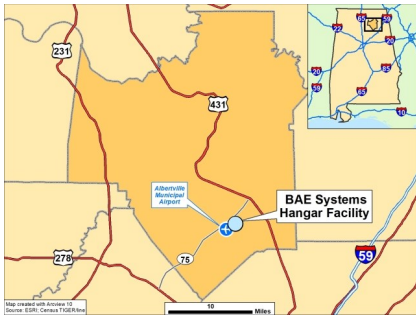
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**PROPERTY OVERVIEW**

**THE PROPERTY**  
 The subject property includes a custom-built 799,200 SF aviation hangar located on 2.2 acres. The property has multiple building sections designed for diverse functional uses, including flight operations, modification and assembly, paint and finishing, war house, machine shop, tool room, and logistics.

**THE AIRPORT**  
 The Albertville Regional Airport is home to the Alabama Aviation College, GulfAir Aviation and M&D Sport Manufacturing, with six corporate hangars and thirty-six FBOs. The airport averaged approximately 4,000 operations per year with most being of corporate nature.

**THE HUNTSVILLE MARKET**  
 The subject property is just 60000 miles to Huntsville, home to the largest targeted research park in the US, NASA's Space and Rocket Center. Huntsville has a diversified industrial base including aerospace and defense, information technology, software and automotive manufacturing, and life sciences.



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