

MADISON, AL

**FOR SALE**

**Madison West Office Park**

**EXCELLENT  
INVESTMENT PROPERTY!**

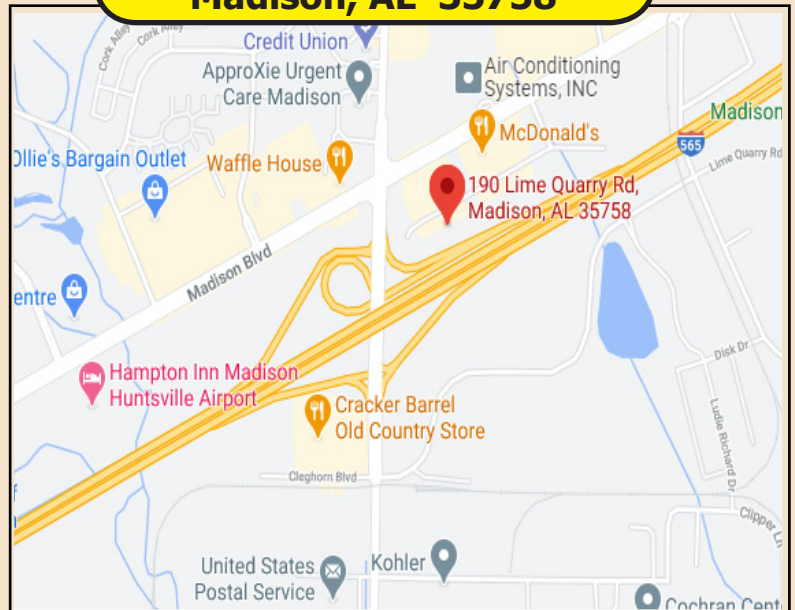
- **32,000 SF**/ 2-story Office Building / 160 Parking Spaces / Situated on 2.32 Acres
- Low Vacancy Rate
- Zoning: M-2 General Industrial District, includes all uses allowed in M-1 plus certain other uses.
- High traffic count and visibility from I-565
- Property location is in the northeast quadrant of I-565 and Wall Triana Hwy/Sullivan Rd.
- Directly north of 500+ acres of Town Madison Development (<https://town-madison.com/>), also the location of Toyota Field and home of the Rocket City Trash Pandas

**\$2,400,000**

Co-Listed with Ford Realty Company



**190 Lime Quarry Road  
Madison, AL 35758**



**JOHN BLUE  
REALTY**  
*Commercial Real Estate*

**Call Barry Looser  
Cell: 256-990-0387  
Office: (256) 964-7312  
[www.johnbluerealty.com](http://www.johnbluerealty.com)**

**Mailing Address:  
P.O. Box 18573  
Huntsville, AL 35804**

**Street Address:  
218-B Randolph Avenue SE  
Huntsville, AL 35801**



**JOHN BLUE**  
REALTY

*Commercial Real Estate*

Call Barry Looser  
Cell: 256-990-0387

Office: (256) 964-7312  
[www.johnblurealty.com](http://www.johnblurealty.com)

Mailing Address:  
P.O. Box 18573  
Huntsville, AL 35804

Street Address:  
218-B Randolph Avenue SE  
Huntsville, AL 35801