

# Building For Sale or Lease

37 Hughes Road  
Madison, Alabama 35758

Commercial



## Property Overview

The 8,569 square foot fully heated and cooled building is situated on 2.75 acres and enjoys great visibility, as well as easy access from Hughes Road. There is more than sufficient parking for almost any use. The building is currently a showroom with 3 offices, 4 restrooms, and a large warehouse, but easily be adapted for a variety of uses. The back of the lot is fenced and there are six overhead doors on the rear of the building. This property is offered for sale or sublease. Terms are negotiable.

## Property Details

- ▶ Building Size : 8,569 SF (Built 2000)
- ▶ Land: 2.75 Acres
- ▶ Lease Rate: \$13.50 per SF NNN
- ▶ Price : Accepting Offers

Hughes Road is the main north/south artery through Madison. Traffic counts are in excess of 30,000 VPD. Average household income is over \$83,000.

## Contact Information :

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