

FOR SALE

±4,800 SF FLEX BUILDING (OFFERED AS SINGLE-TENANT OR MULTI-TENANT)

CHARLES
HAWKINS CO.

O: (615) 256-3189 | www.charleshawkinsco.com
2920 Berry Hill Dr., Ste 100, Nashville, TN 37204



535 MYATT DR
MADISON, TN 37115

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FOR SALE

FLEX BUILDING

SALE PRICE: \$1,375,000

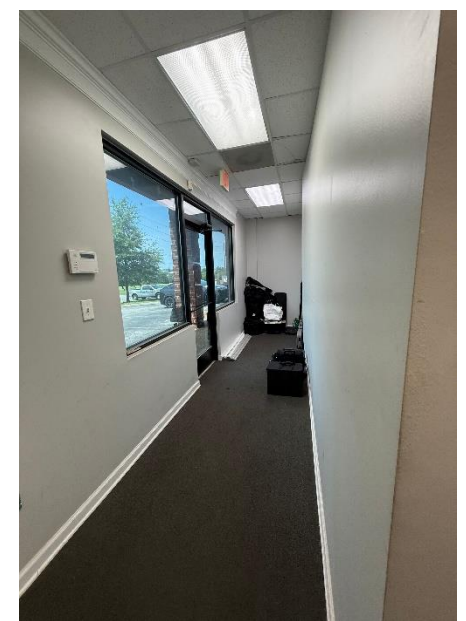
BUILDING SPECIFICATIONS

Available as a single- or multi-tenant building that can be demised to multi-tenant suites

- ±4,800 SF Available
- ±1,680 SF Office
- ±3,120 SF Warehouse
- ±0.51 Acres
- Zoned IR
- 3-Phase, 200 AMPS Power
- 16 Parking Spots
- (4) 10' x 12' Drive-in Doors (1-Electric and 3-Manual)
- 13' – 15' Clear Height
- Built in 2005
- Fenced and gated back lot

LOCATION HIGHLIGHTS

- Central Madison location
- Quick access to I-65 and Briley Parkway
- Convenient connectivity to Nashville and surrounding suburbs
- Established industrial/flex environment
- Strong visibility and traffic exposure at the corner on Myatt Drive and Myatt Blvd
- Proximity to a sizable and growing workforce and customer base





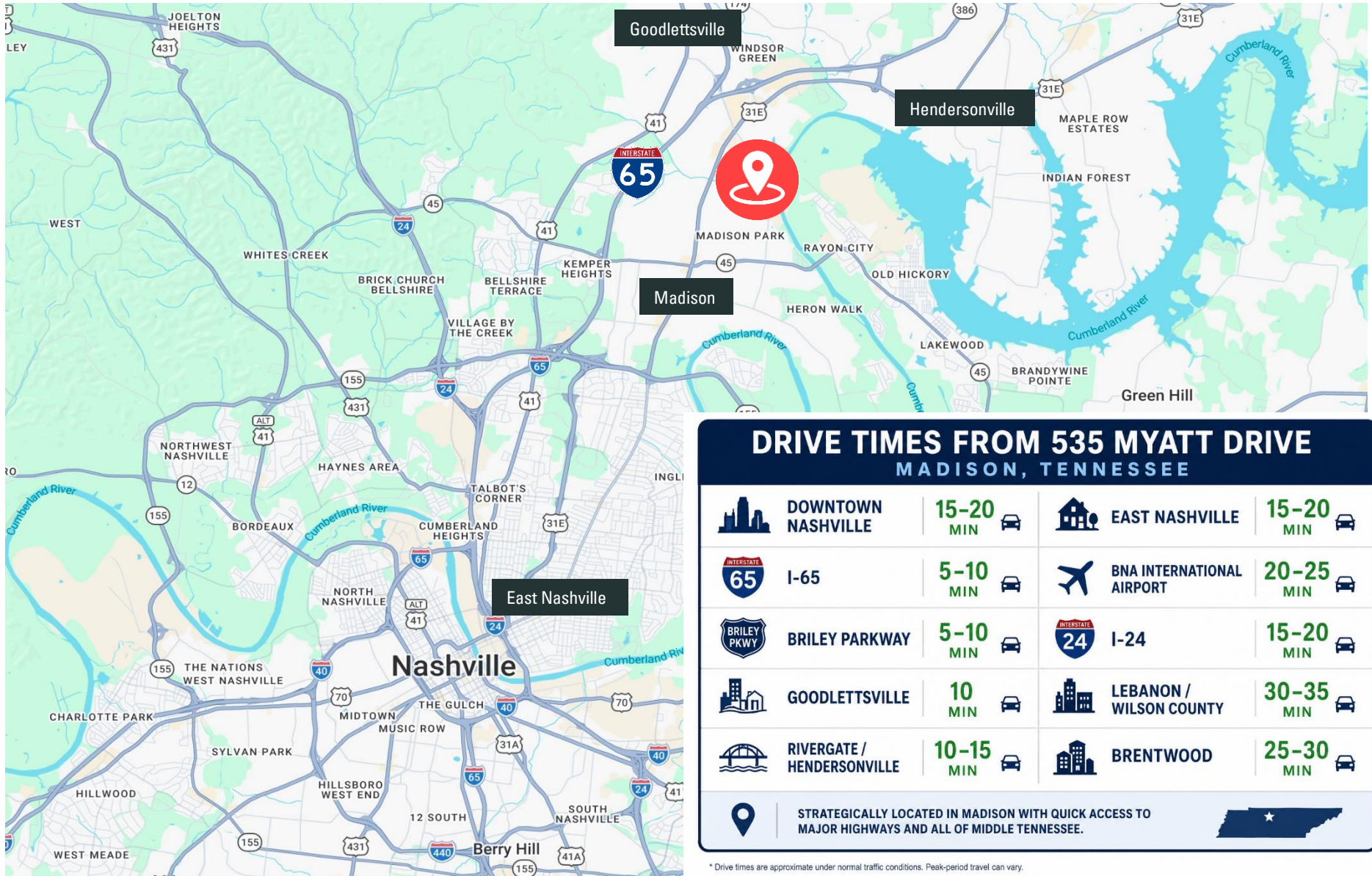
Strategic Madison Location

535 Myatt Drive sits in the **Myatt Drive/Rivergate industrial corridor in Madison**, north of downtown Nashville. The property is identified as part of Rivergate Industrial Park and is zoned **IR (Industrial Restrictive)**, making the location naturally suited to a range of industrial and flex users.



Excellent Regional Connectivity

The property provides convenient access to **I-65, Briley Parkway, I-24** and major north Nashville arterials, allowing tenants to efficiently serve customers and employees throughout Nashville, Madison, Goodlettsville, Hendersonville and surrounding Middle Tennessee markets.





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