

650 MYATT DRIVE

Madison, TN 37115

FREESTANDING INDUSTRIAL BUILDING FOR LEASE



32,800+ SF

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The information contained herein has been obtained from sources deemed to be reliable and we have no reason to doubt its accuracy or reliability; however, this information is provided without any guarantee, should be verified by interested parties, and is subject to change without notice or obligation. Horrell Company assumes no responsibility for the accuracy or reliability of the information herein.

BUILDING OVERVIEW

ADDRESS 650 Myatt Dr
Madison, TN 37115

PRICE \$15.00 PSF NNN

OPEX \$2.43 PSF EST.

AVAILABLE SF 32,800+ SF TOTAL

ACERAGE 2.5+ Acres

ZONING CS

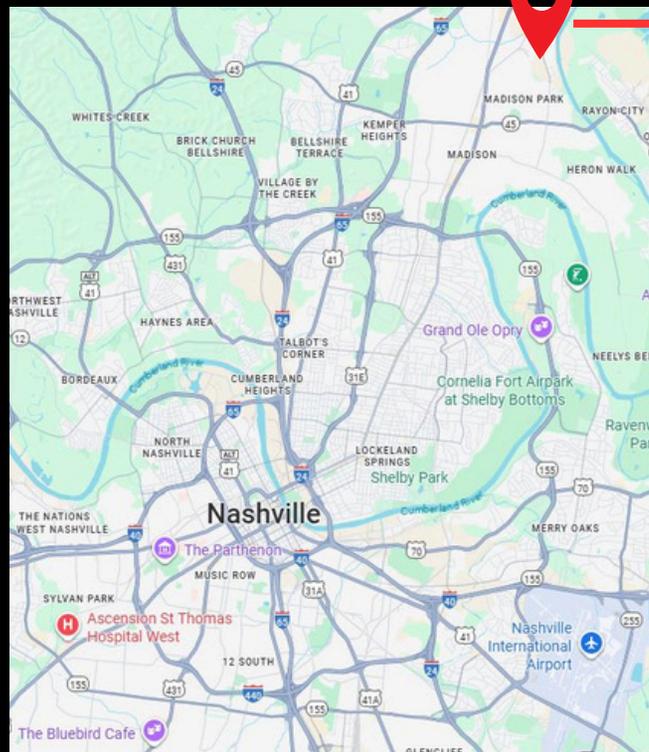
ELECTRICAL 400 AMP - 3 Phase Electrical
480/277 Volts
225 AMP - 3 Phase Electrical
208/120 Volts

CLEAR HEIGHT 25' Clear Height

DOORS (1) 12' x 12' Dock Door w/ Leveler
(1) 12' x 12' Dock Door
(1) 10' x 14' Electric Drive-In Door

HIGHLIGHTS

- (1) Private Office
- (2) Storage Areas
- (3) Restrooms
- (1) Break Room
- (2) Water Fountains
- Wet Sprinkler System
- Totally Insulated
- Heated & Cooled Throughout
- Skylights & T-5 Lighting
- Ample Parking
- Gated Outside Storage
- Storefront Windows



MADISON, TN

- 8 miles from Downtown Nashville
- Excellent highway connectivity – I-65, Briley Parkway, I-40 & I-24 nearby
- Strategic logistics location – 68% of U.S. population within a day's drive
- Growing industrial corridor with strong demand and limited supply
- Cost-effective alternative to core Nashville industrial space
- Access to skilled workforce across Middle Tennessee



INTERIOR PHOTOS



EXTERIOR PHOTOS

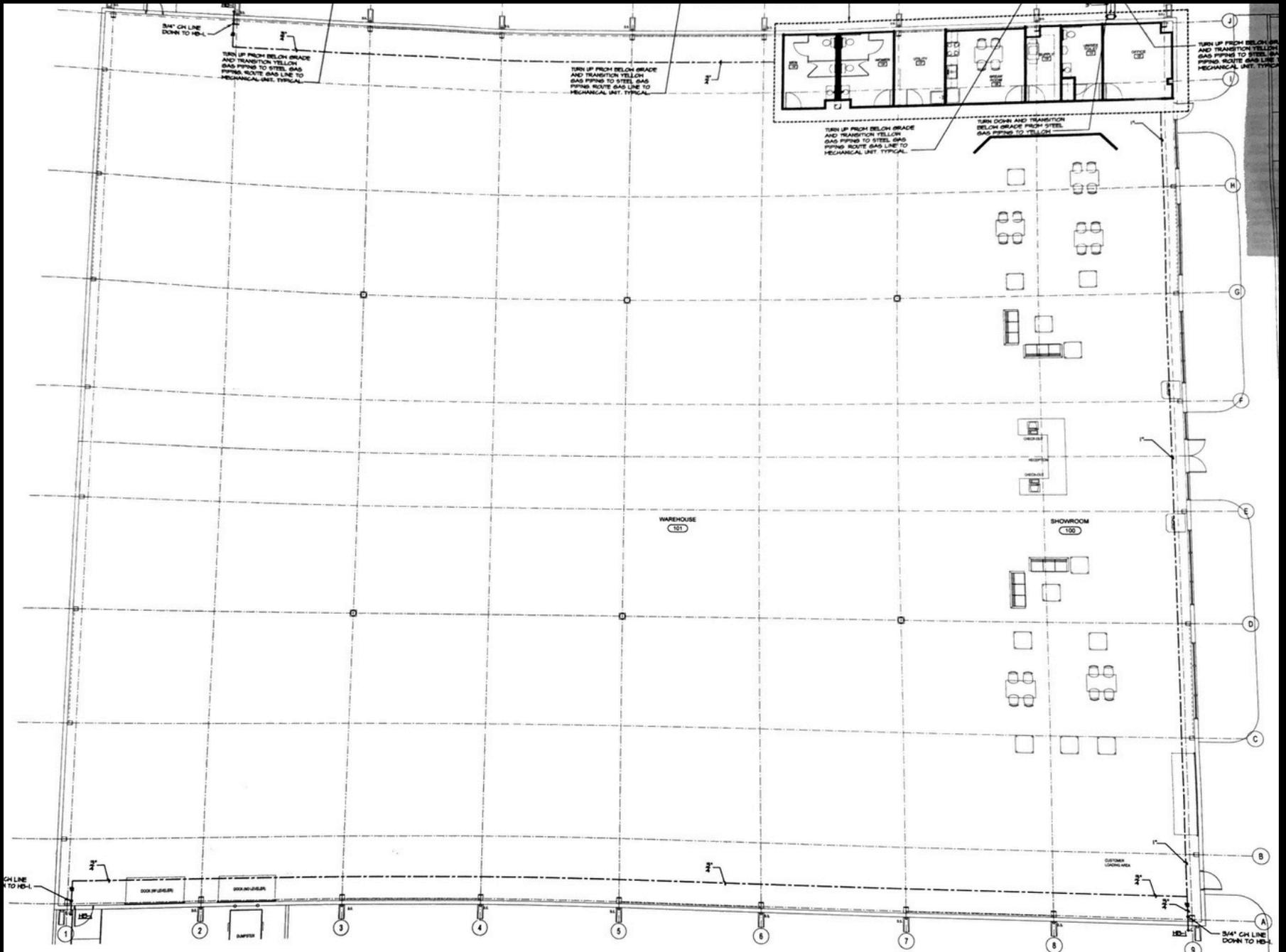


STRATEGIC LOCATION ADVANTAGE

The proximity of **650 Myatt Blvd** to established industrial users (CMG Nashville, COMCO USA, Benchmark Industrial Supply) and developments (Putman Industrial Park, Rivergate Industrial Center, CA South's Spec Flex) positions it as a prime location for businesses seeking to be part of a thriving industrial ecosystem. The clustering of similar businesses can lead to synergistic opportunities, shared resources, and a robust local supply chain, making it an attractive option for potential tenants.



FLOOR PLAN



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