# Northgate Business Park

Northgate Business Pkwy
Madison, TN 37115




## Available For Lease

WAREHOUSE
OFFICE/WAREHOUSE
RETAIL
FLEX

## Contact

www.horrellcompany.com
3030 Sidco Dr. Nashville, TN 37204
615-256-7114

**Laura Grider**
615-604-7425
lgrider@horrellcompany.com

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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.**

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# AVAILABILITY

Northgate Business Park

## 1200 - 1249 Northgate Business Pkwy

**1200:**
1,760± up to 23,324± SF Available
Brand New White Box Retail / Flex / Warehouse
$18.00 PSF NNN

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**1228:**
Fully Leased

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**1232:**
Fully Leased

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**1236:**
1,910± up to 19,060± SF Available
Brand New White Box Retail / Flex / Warehouse
$18.00 PSF NNN

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**1249:**
1,250± SF Available Retail Space
2,930± SF Available Office & Warehouse Space
$15.50 PSF NNN

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Available Now

Retail / Flex / Warehouse
Space For Lease

1,760± up to 23,324± SF Available
$18.00 PSF NNN

# 1200 Northgate Business Pkwy

MADISON, TN 37115

## New Construction

**Brand New White Box Flex Space Available**

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# EXTERIOR PHOTOS

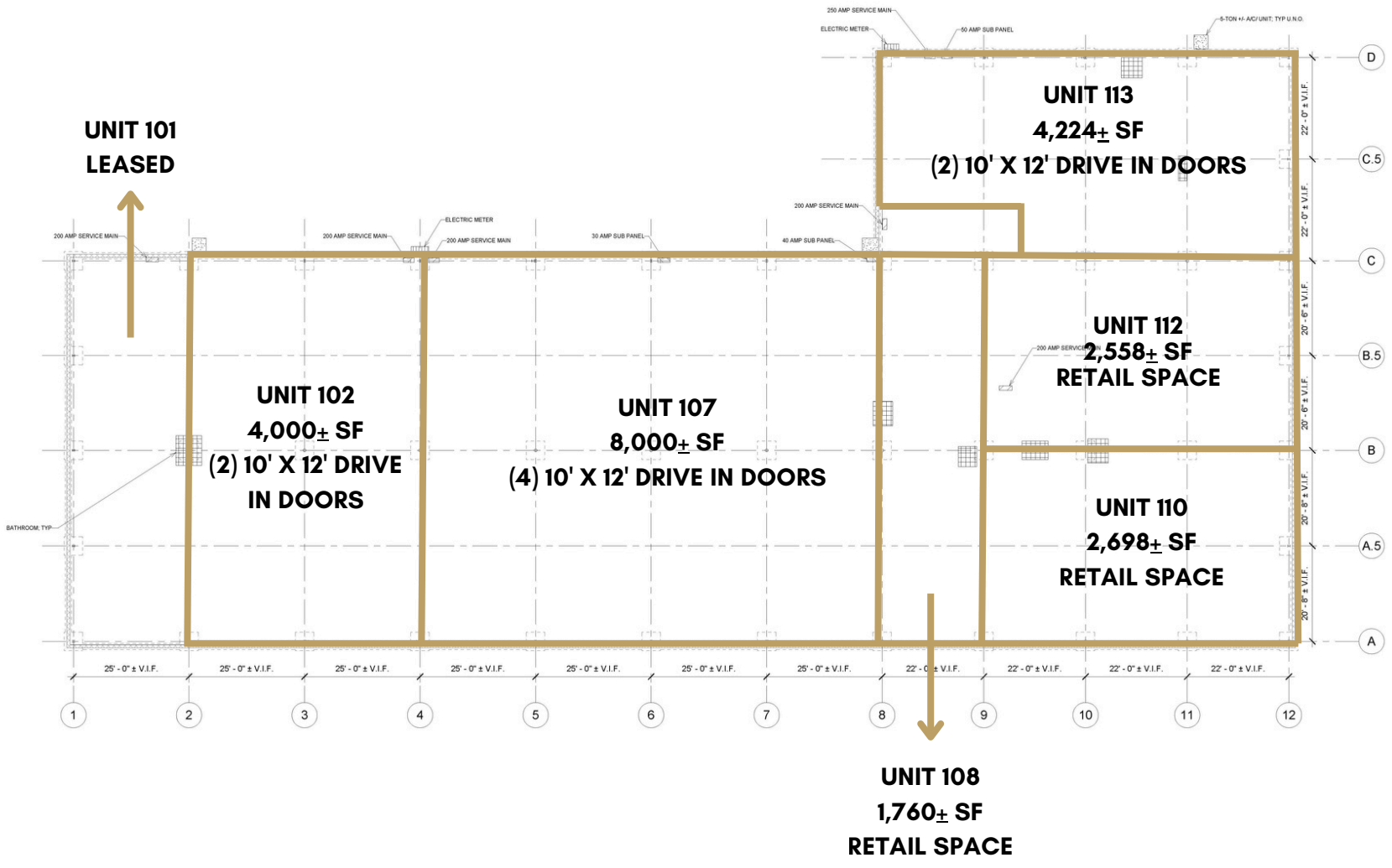
1200 Northgate Business Pkwy

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# FLOOR PLANS

1200 Northgate Business Pkwy

## Retail / Flex / Warehouse Space




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# PROPERTY HIGHLIGHTS

1200 Northgate Business Pkwy





## Brand New White Box Flex Space For Lease

| | |
|---|---|
| Completion Date: | Available For Occupancy Now |
| Available Square Footage: | 1,760± SF Up To 23,324± Total SF |
| Base Rent: | $18.00 PSF |
| Lease Type: | NNN |
| Operating Expenses: | $2.33 PSF Estimated |
| Drive In Doors: | (2) 10' x 12' Up To (8) 10' x 12' |
| Features: | Street Frontage Windows On Myatt Dr. |
| Traffic Count on Myatt Dr: | 26,097 Cars Per Day |








# 1228 & 1232 Northgate Business Pkwy

Madison, TN 37115

## Fully Leased

## Contact

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# 1236 Northgate Business Parkway

Madison, TN 37115

## New Construction

Available For Occupancy Now

### Brand New White Box Flex Space Available For Lease

1,910± SF Up To 19,060± Total SF Available

$18.00 PSF NNN

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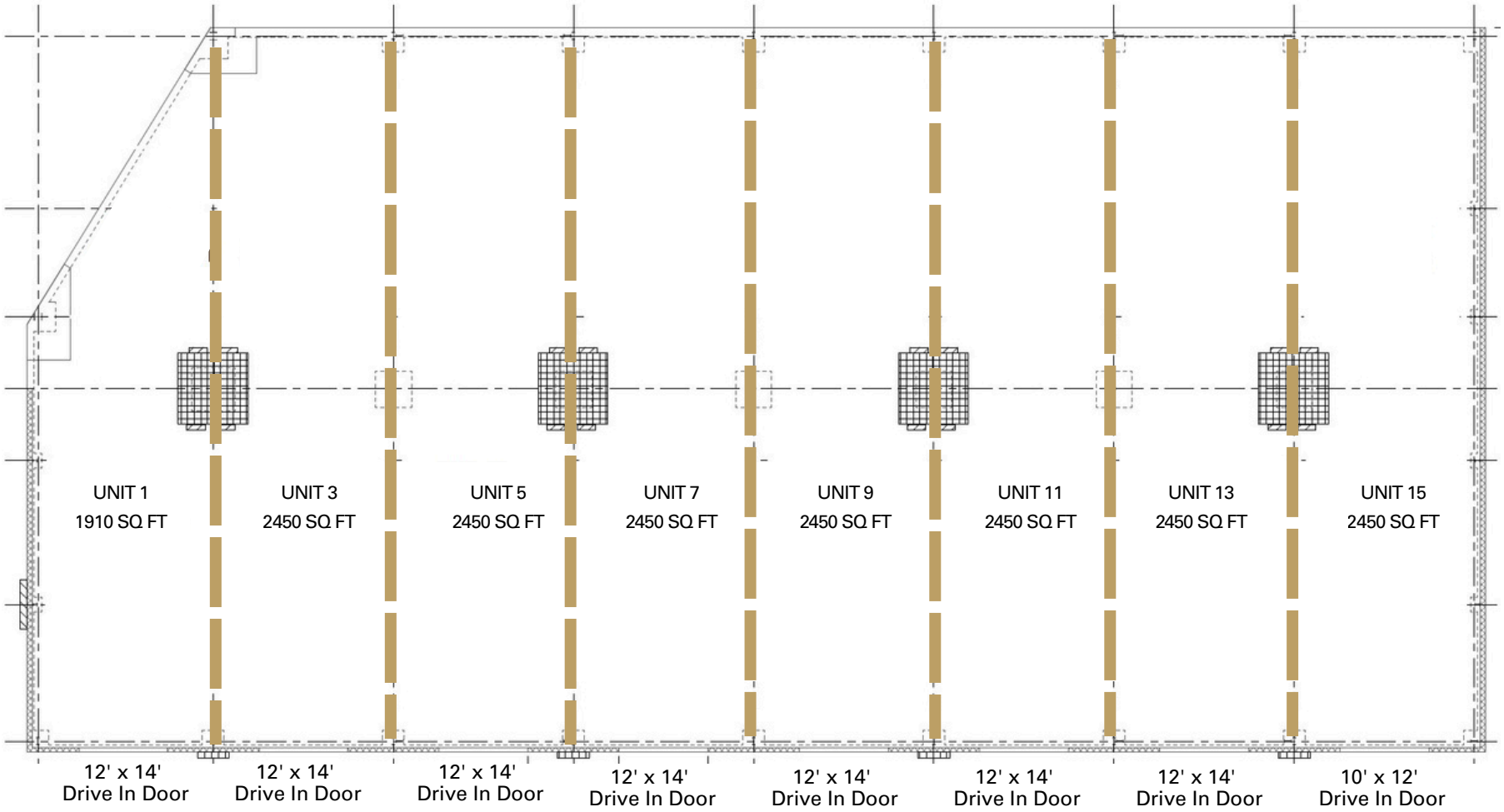
# FLOOR PLANS

1236 Northgate Business Pkwy

## Retail / Flex / Warehouse Space

Myatt Drive

Northgate Business Parkway




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# PROPERTY HIGHLIGHTS

1236 Northgate Business Pkwy

## Brand New White Box Flex Space For Lease

| | |
|---|---|
| Estimated Completion Date: | Available For Occupancy Now |
| Available Square Footage: | 1,910± SF Up To 19,060± Total SF |
| Base Rent: | $18.00 PSF |
| Lease Type: | NNN |
| Operating Expenses: | $___ PSF Estimated |
| Drive In Doors: | (1) 12' x 14' Up To (7) 12' x 14' and (1) 10' x 12' |
| Features: | Street Frontage Windows On Myatt Dr. |
| Traffic Count On Myatt Dr.: | 26,097 Cars Per Day |








# 1249 Northgate Business Pkwy

Madison, TN 37115

$15.50 PSF NNN

$2.33 PSF Estimated Opex

## Office/Warehouse & Retail Space Available For Lease

1249: Suite 5-6

2,930± Total SF Office & Warehouse Space Available

(1) 10' x 12' Drive In Door

1249: Suite 10

1,250± Total SF Retail Space Available

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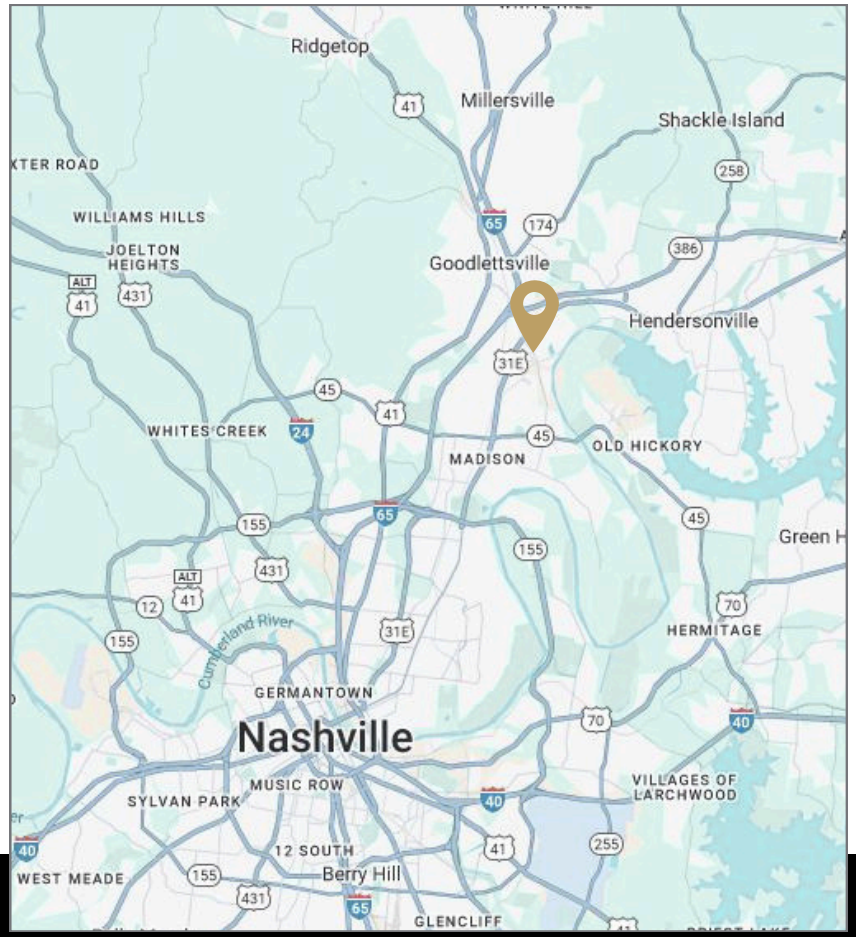
# Northgate Business Park

1200, 1228, 1232, 1236, 1249 Northgate Business Parkway
Madison, TN 37115

Traffic Count On Myatt Dr.
26,097 Cars Per Day

## DEMOGRAPHICS

| | HHI | POPULATION |
|---|---|---|
| 2 MILES | $60,822 | 21,834 |
| 5 MILES | $77,652 | 110,252 |
| 10 MILES | $89,300 | 379,499 |




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