



# Northgate Business Park

Northgate Business Pkwy  
Madison, TN 37115

1228

1232

1200




1236

1249

## Available For Lease

WAREHOUSE  
OFFICE/WAREHOUSE  
RETAIL  
FLEX

### Contact

 [www.horrellcompany.com](http://www.horrellcompany.com)  
 3030 Sidco Dr. Nashville, TN 37204  
 615-256-7114

**Laura Grider**  
615-604-7425  
[lgrider@horrellcompany.com](mailto:lgrider@horrellcompany.com)



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.

## 1200 - 1249 Northgate Business Pkwy

1200: 1,760± up to 23,324± SF Available  
Brand New White Box Retail / Flex / Warehouse  
\$17.50-\$20.00 PSF NNN

1228: 2,000± SF Available  
Warehouse Space  
\$15.50 PSF NNN

1232: Fully Leased

1236: 1,910± up to 19,060± SF Available  
Brand New White Box Retail / Flex / Warehouse  
\$20.00 PSF NNN

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





Available Now

Retail / Flex / Warehouse  
Space For Lease

1,760± up to 23,324± SF Available  
\$17.50-\$20.00 PSF NNN

# 1200 Northgate Business Pkwy

MADISON, TN 37115

## New Construction

### Brand New White Box Flex Space Available

## Contact



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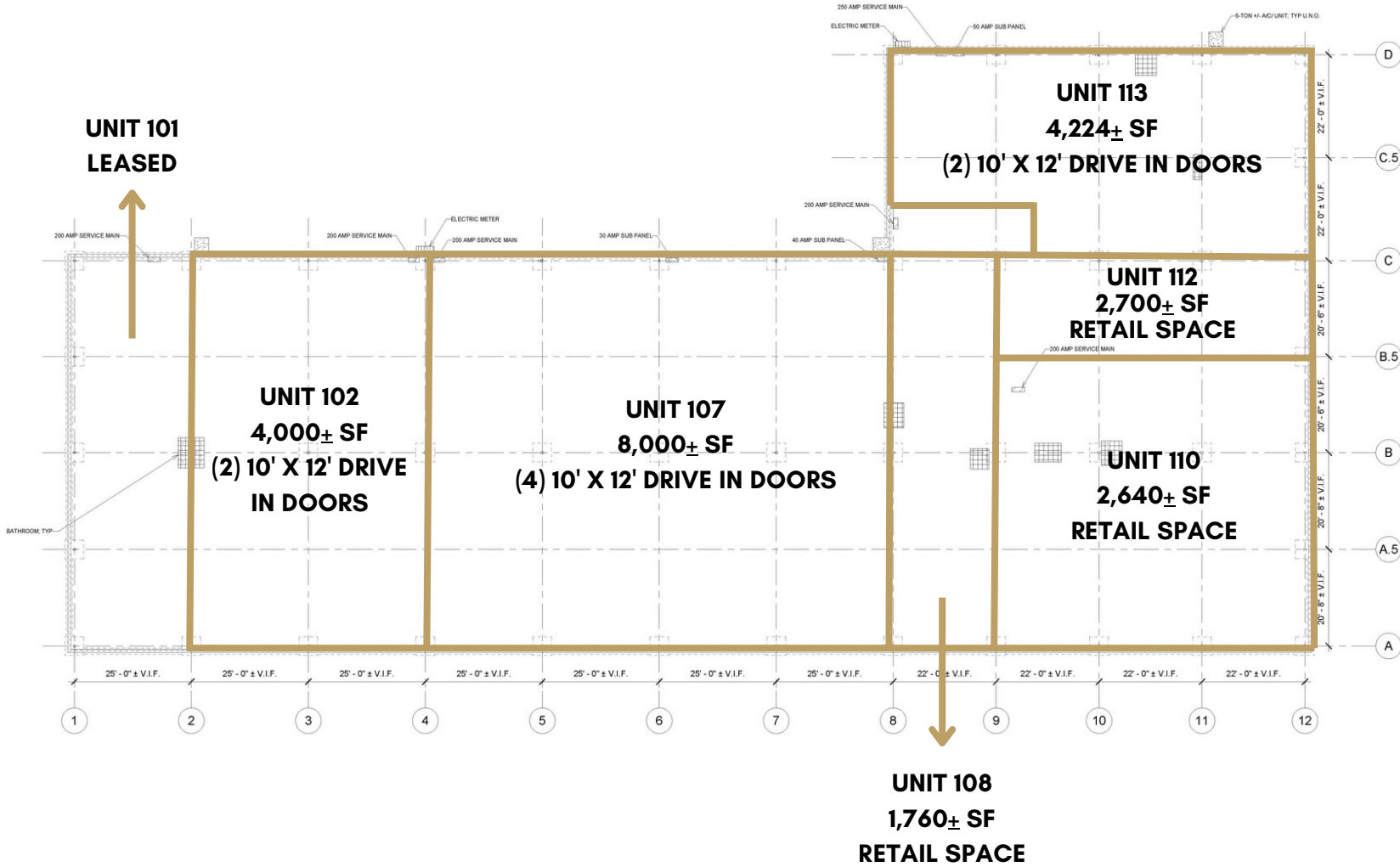
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# EXTERIOR PHOTOS

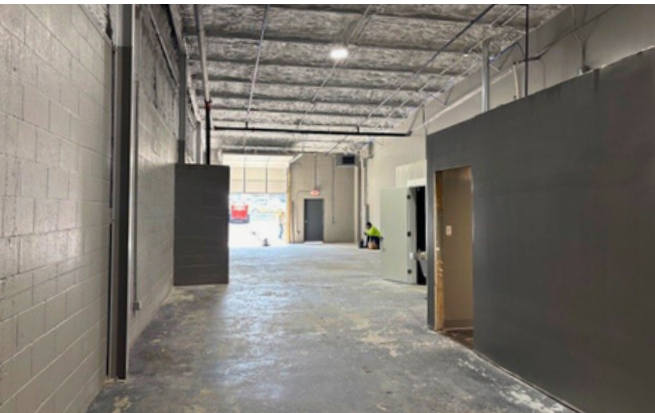
1200 Northgate Business Pkwy

## Retail / Flex / Warehouse Space



Myatt Drive

Northgate Business Parkway



## 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:	\$17.50 - \$20.00 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





**1232: Fully Leased**

**1228: 1**

# 1228 Northgate Business Pkwy

Madison, TN 37115

\$15.50 PSF NNN

\$2.33 PSF Estimated Opex

## Warehouse Space Available For Lease

1228: Suite 1

2,000± Total SF Open Warehouse/Minimal Office

(1) 8' x 10' Drive In Door

(2) Restrooms

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# 1236 Northgate Business Parkway

Madison, TN 37115

## New Construction

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

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

\$20.00 PSF NNN

Available  
For Occupancy  
2<sup>nd</sup> Quarter 2026

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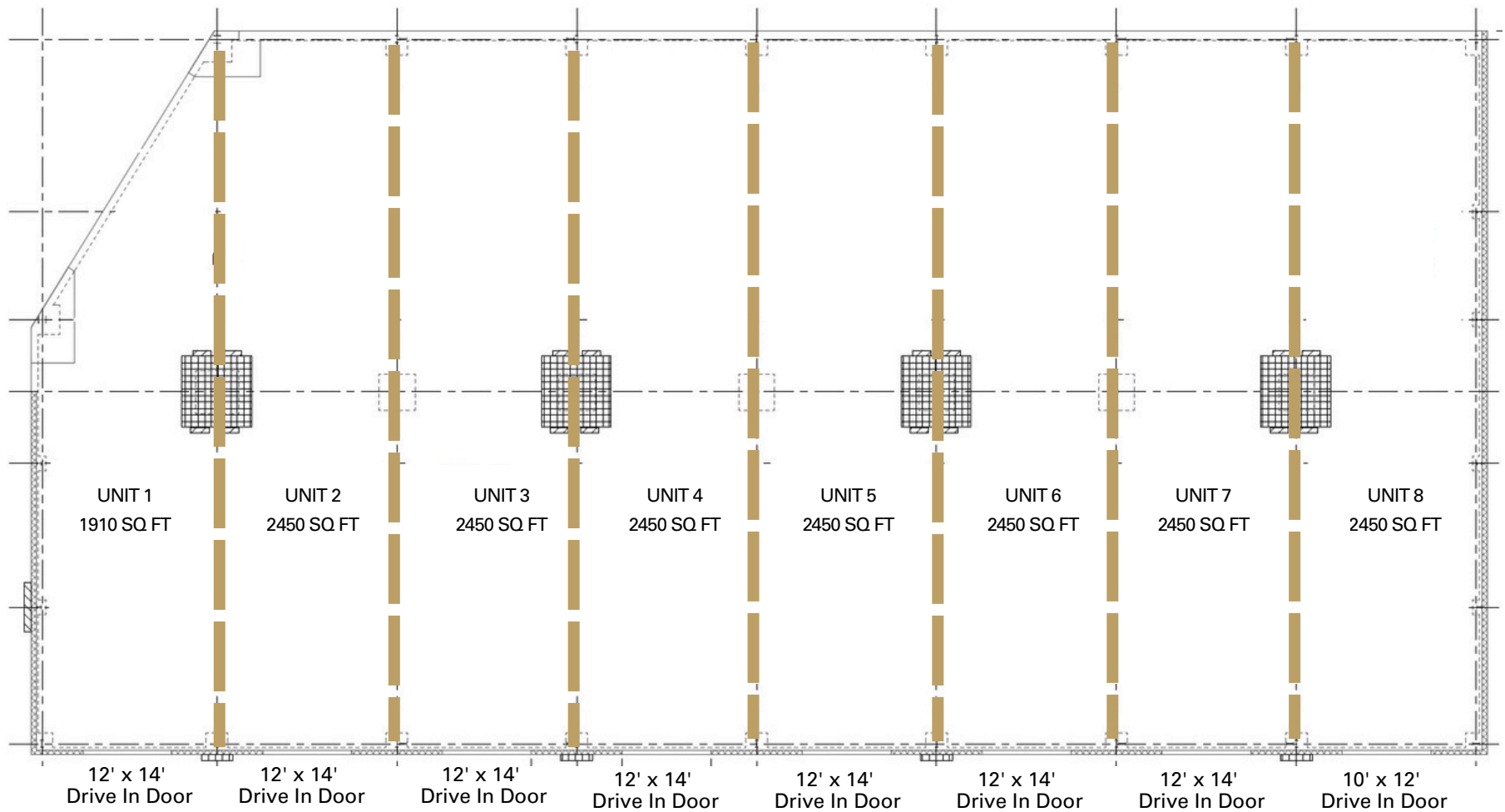
[lgrider@horrellcompany.com](mailto:lgrider@horrellcompany.com)



## Retail / Flex / Warehouse Space

Myatt Drive

Northgate Business Parkway



# PROPERTY HIGHLIGHTS

1236 Northgate Business Pkwy



## Brand New White Box Flex Space For Lease

Estimated Completion Date:	Available For Occupancy 2nd Quarter 2026
Available Square Footage:	1,225± SF Up To 19,059± Total SF
Base Rent:	\$20.00 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: 5-6

1249: 10

# 1249 Northgate Business Pkwy

Madison, TN 37115

\$15.50 PSF NNN

## Office/Warehouse & Retail Space Available For Lease

\$2.33 PSF Estimated Opex

1249: Suite 5-6

1249: Suite 10

2,930± Total SF Office & Warehouse Space Available

1,250± Total SF Retail Space Available

(1) 10' x 12' Drive In Door

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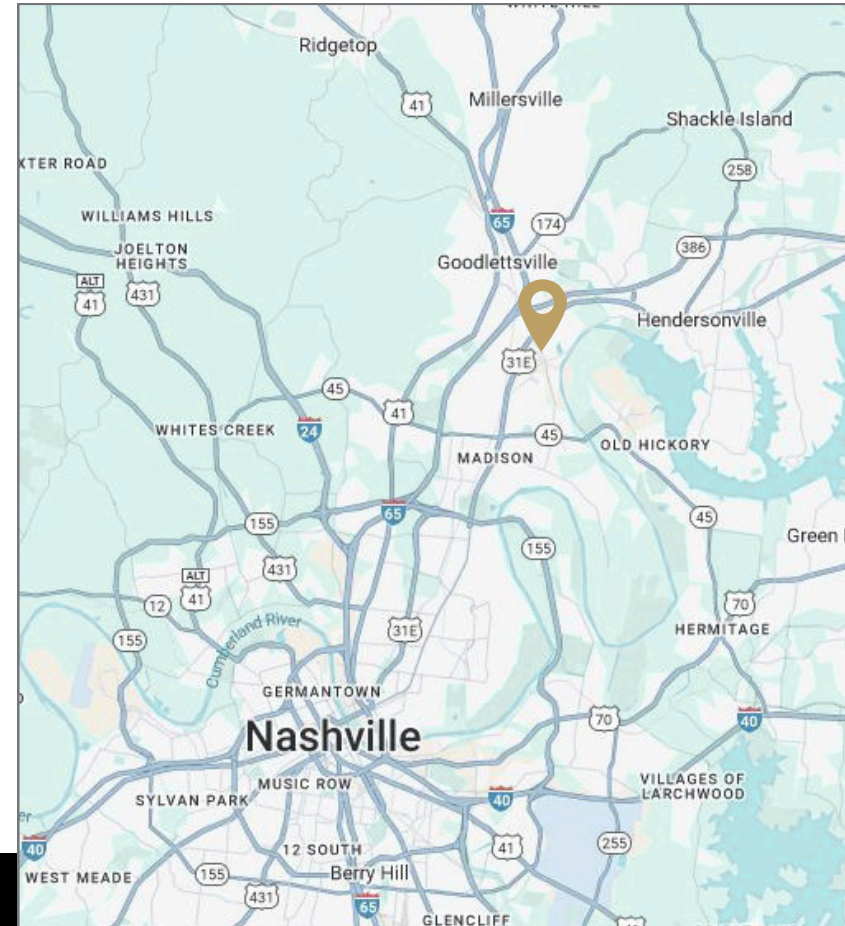
# Northgate Business Park

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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