

104,939 SF AVAILABLE



# 530 MYATT DRIVE

MADISON, TENNESSE



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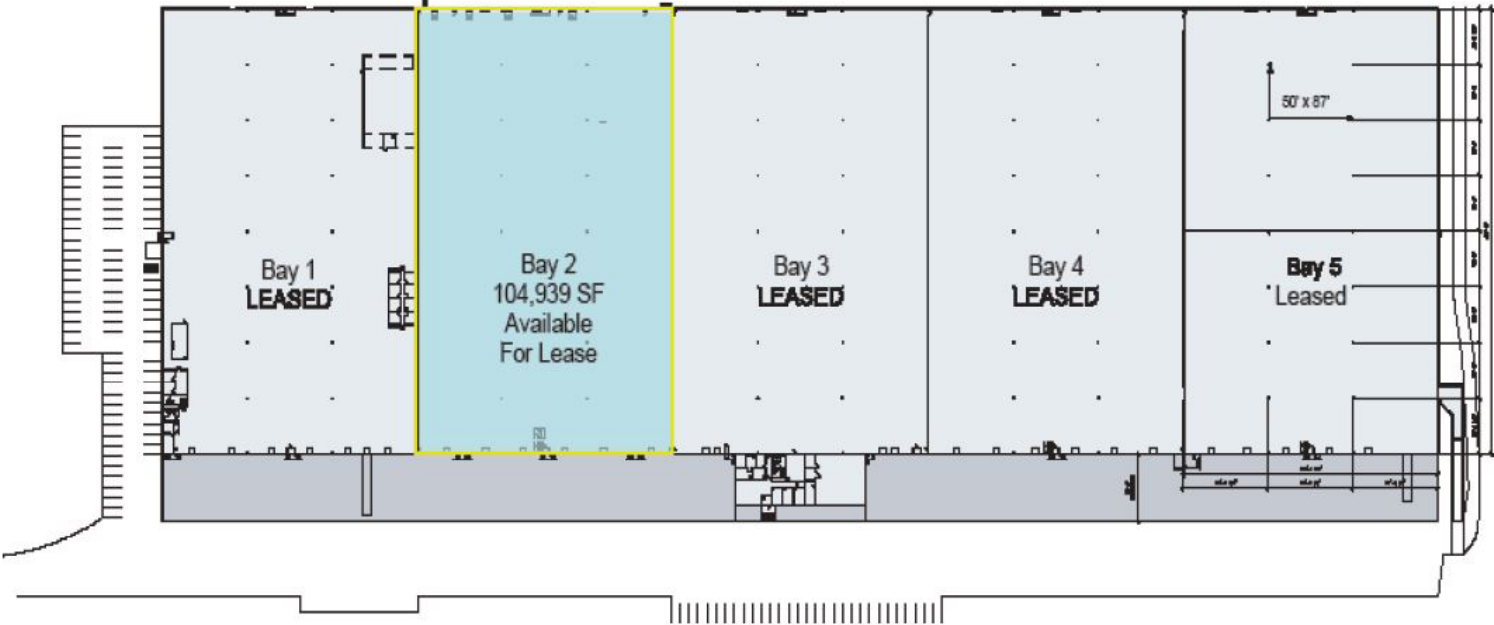




## PROPERTY HIGHLIGHTS

- Available January 1, 2025
- 104,939 SF manufacturing/distribution
- 6 Docks with pit levelers, canopies and seals
- Dry sprinkler system with .36/sf coverage (Upgradeable to ESFR)
- 24' Clear height
- 50' x 87' Columns
- Electrical service: 2000 amp, 480 volt, 3 phase
- LED exterior lighting
- Precast concrete tilt-wall construction
- Build-to-Suit Office
- Standing seam metal roof (warranty through April 2034)
- Ventilation - roof mounted and wall mounted fans; louvers
- Less than two miles to I-65
- IR Zoning (Industrial Restrictive)
- New T-5 High bay fluorescent lighting on motion sensors

# FLOORPLAN

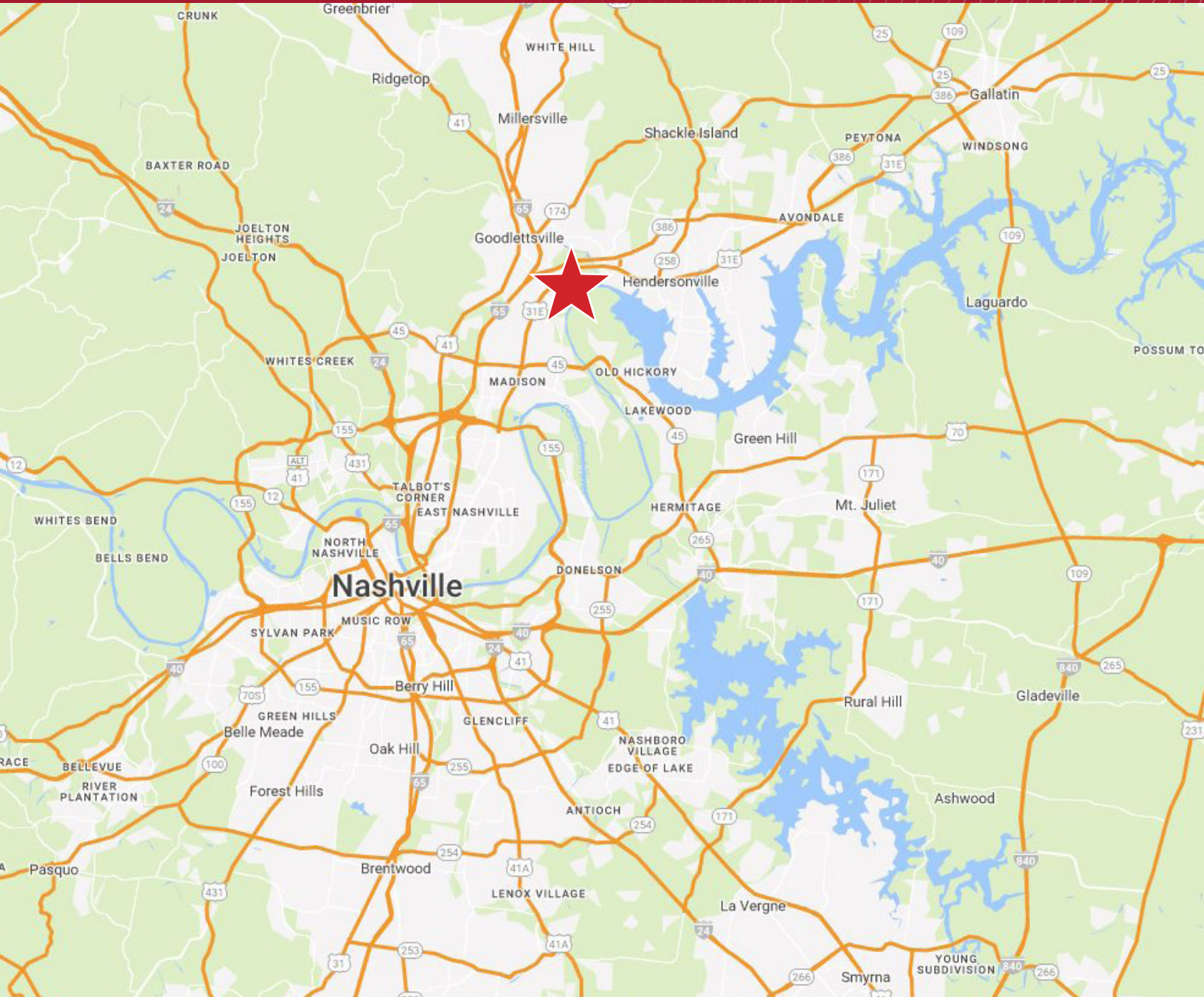




**FOR MORE INFORMATION, PLEASE CONTACT:**

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