

+/-35,137 SF
AVAILABLE
FOR LEASE

526 MYATT DRIVE

MADISON, TN

37115



BUILDING OVERVIEW

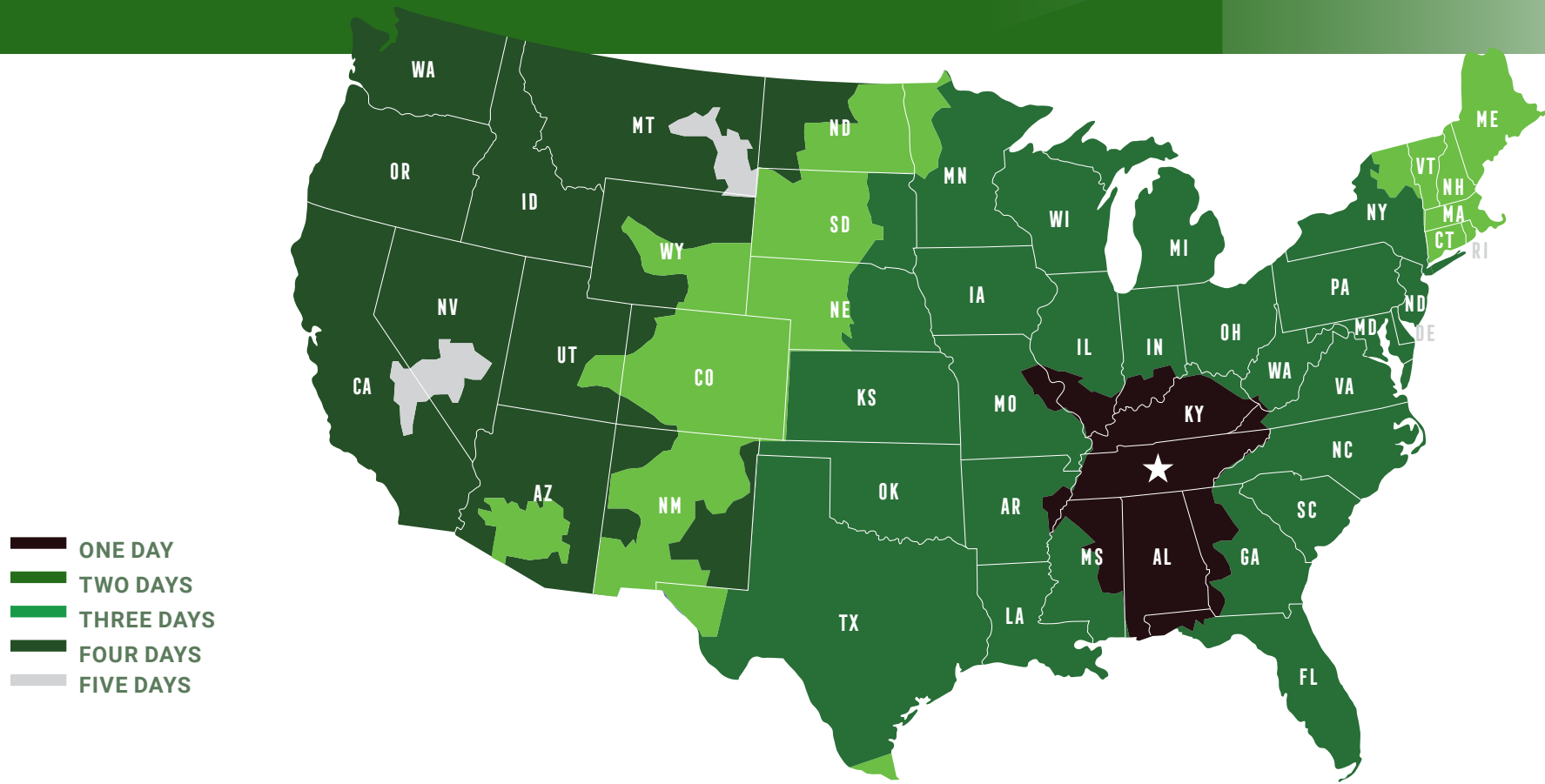


Address	526 Myatt Drive Madison, TN 37115
Total SF	±35,137 SF
Office	±2,000 SF
Car Parking	±50 Spaces
EV Parking	0 Spaces
Dock Doors	8 Doors
Drive In Doors	0 Doors
Clear Height	30'
Year Built	2022
Column Spacing	52' x 45' (52' x 60' Speedbays)
Building Depth	150'
Warehouse Lighting	LED
Fire Protection	ESFR

INTERIOR PHOTOS



FEDEX DRIVE TIMES



Davidson County is located within 650 miles of 50% of the US population



41M People within a 300-mile radius



75% of the US market is within a 2-hour flight



12 million people live within a 2.5 hour drive



From Nashville, 72% of the US population is reached with Two-Day Ground Delivery



Three major interstates converge in Nashville

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EASTGROUP
PROPERTIES

CBRE