

104,939 SF Industrial Building FOR LEASE

530 Myatt Drive | Madison, TN



Max Smith, SIOR

Principal & Executive Vice President
615.429.4509
max.smith@colliers.com

Zac Cypress, CCIM

Principal & Executive Vice President
615.491.5161
zac.cypress@colliers.com

Luke Price

Associate
615.491.6199
luke.price@colliers.com



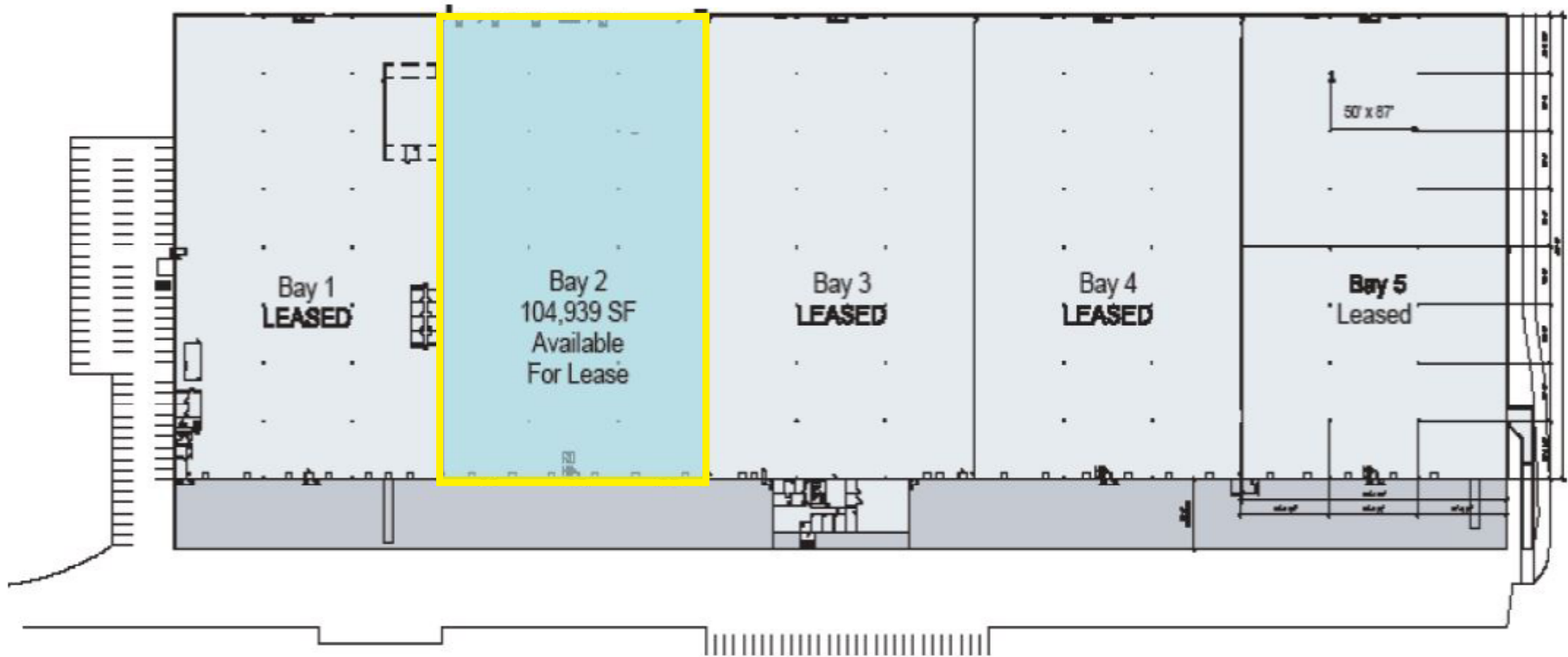
FLOOR PLAN & FEATURES

Strategically positioned in Madison's established industrial corridor, 530 Myatt Drive offers immediate access to I-65, placing downtown Nashville just 15 minutes away and providing connectivity throughout Middle Tennessee. Neighboring major logistics users, including Amazon, and recent Class A development highlight the area's strong demand and growth.

TOTAL AVAILABLE SF	104,939
OFFICE SF	±2,500 SF
CLEAR HEIGHT	24'
COLUMN SPACING	50' x 87'
ELECTRICAL POWER	2,000 Amps, 480 Volt, 3-Phase
SPRINKLER SYSTEM	Dry sprinkler system with .36/sf coverage (Upgradeable to ESFR)
DOCK DOOR	6 (with pit levelers, canopies and seals)
CONSTRUCTION TYPE	Concrete-Tilt
YEAR BUILT	1975
INTERIOR LIGHTING	T-5 High Bay Lighting with Motion Sensors
ZONING	IR (Industrial Restrictive).
VENTILATION	Roof mounted and wall mounted fans; louvers



FLOOR PLAN





AREA DEMOGRAPHICS

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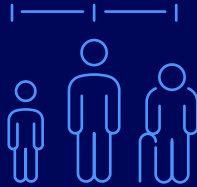
2026 Population

3-Mile	48,976
5-Miles	116,371
10-Miles	394,795



2026 Households

3-Mile	21,705
5-Miles	50,203
10-Miles	170,769



2026 Median Age

3-Mile	38.0
5-Miles	39.2
10-Miles	37.9

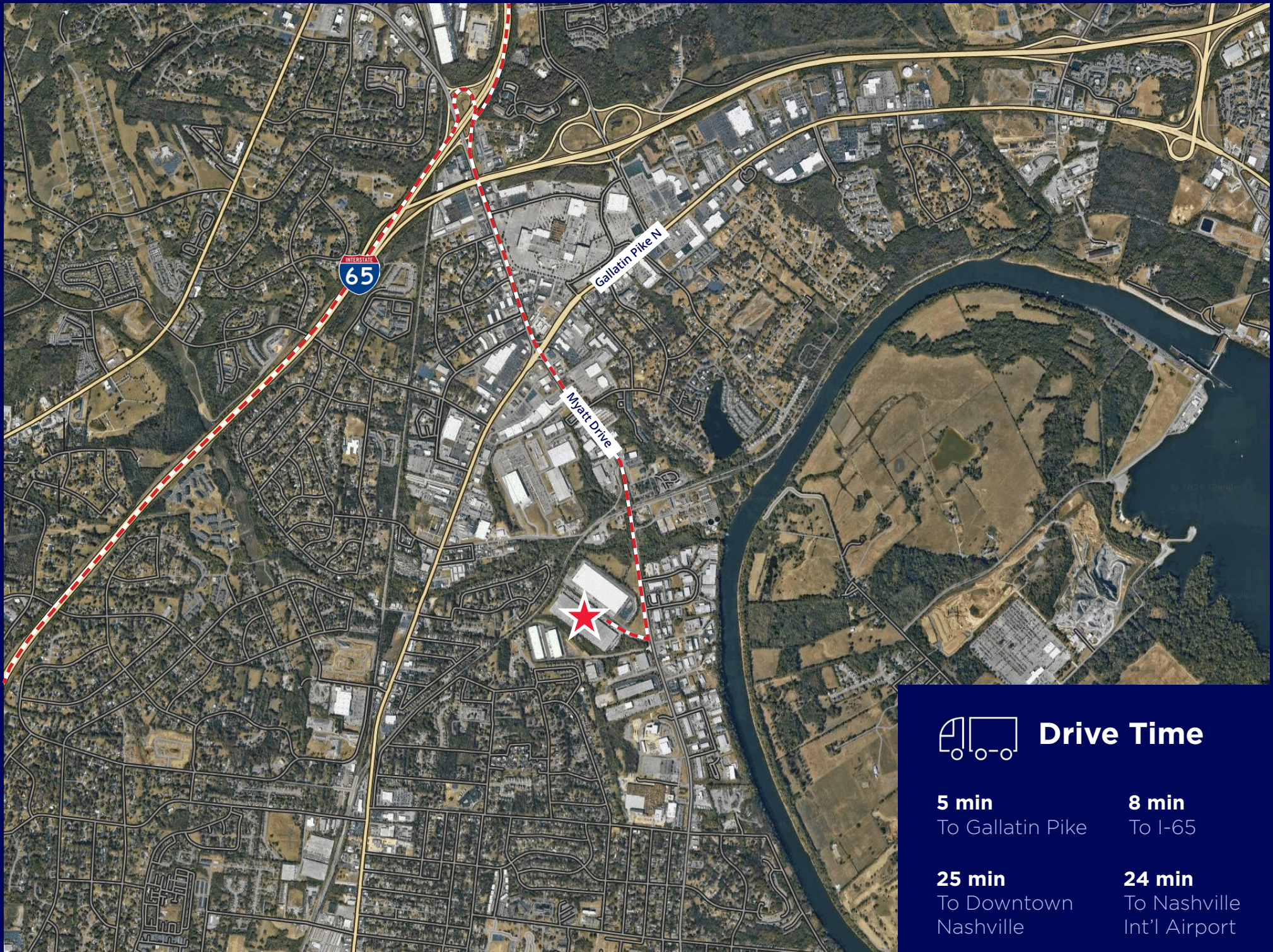


2026 Avg. HH. Income

3-Mile	\$82,256
5-Miles	\$103,422
10-Miles	\$119,271

PROPERTY PHOTOS





Drive Time

5 min

To Gallatin Pike

8 min

To I-65

25 min

To Downtown
Nashville

24 min

To Nashville
Int'l Airport

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FOR LEASE



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