

Established 1962



COMMERCIAL REAL ESTATE



# NORTHGATE BUSINESS PARK MADISON, DAVIDSON COUNTY, TN

# 4 Building, Industrial/Flex Investment Opportunity

**±56,250 Total Sq. Ft.**

1249 Northgate Business Park

±19,150 sq. ft.; ±1.43 acres; 8 drive-ins; 16' clear height

1236 Northgate Business Park

±19,100 sq. ft.; ±1.37 acres; 7 drive-ins; 1 dock;  
16' clear height

1232 Northgate Business Park

±9,000 sq. ft.; ±0.69 acres; 9 drive-ins; 14' clear height

1228 Northgate Business Park, Suites 1 through 7

±9,000 sq. ft.; ±0.69 acres; 8 drive-ins, 14' clear height



- Multi-Tenant, Industrial Flex, Warehouse Portfolio
- Modified Gross Leases Including Base Year Taxes, Insurance and CAM
- Structural repairs to roof, exterior walls, and foundation: Landlord Responsibility
- Electrical, plumbing and HVAC repairs and maintenance: Lessee Responsibility

*Exclusively Listed By:*

**J. P. Lowe, CCIM**  
615.345.7212  
jplowe@chco.com

**Please call or e-mail for an  
Offering Memorandum**

**Hi Lewis**  
615.345.7230  
hilewis@chco.com

**Michael Augustine, CCIM**  
615.345.7251  
maugustine@chco.com

**Price: \$2,695,000**



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, withdrawals without notice, and to any specific conditions imposed by our principal.

**Chas. Hawkins Co., Inc./CORFAC International**  
776 Melrose Avenue Nashville, Tennessee  
615.256.3189 phone / 615.254.4026 facsimile  
www.chashawkins.com