

TRIAD PROPERTIES

Catalyst Business Park

1,540 SF OFFICE SUITE - FOR LEASE

1038 Research Blvd., Suite 270
Madison, Alabama 35758

PHILIP PORTER
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1038 Research Blvd., Suite 270
MADISON, ALABAMA

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PROPERTY OVERVIEW

Catalyst Business Park is a two-building office park located directly off of busy Madison Blvd. in Madison, Alabama. Accessed from a signalized intersection, this office suite offers an exceptional opportunity for users who want a central location near a multitude of other businesses, restaurants, and entertainment options.

Suite 270 features several private offices, a conference room, and kitchen area. With fast access to I-565 to the south, the property is uniquely positioned for ease of access in a fast-growing area. It includes plenty of parking for tenants and guests and is only minutes away from major hubs including Town Madison and Toyota Field.

ADDRESS	1038 Research Blvd., Suite 270, Madison, AL 35758
SIZE	1,540 SF
LEASE TYPE	Modified Gross
ZONING	M-1, Flex Industrial District

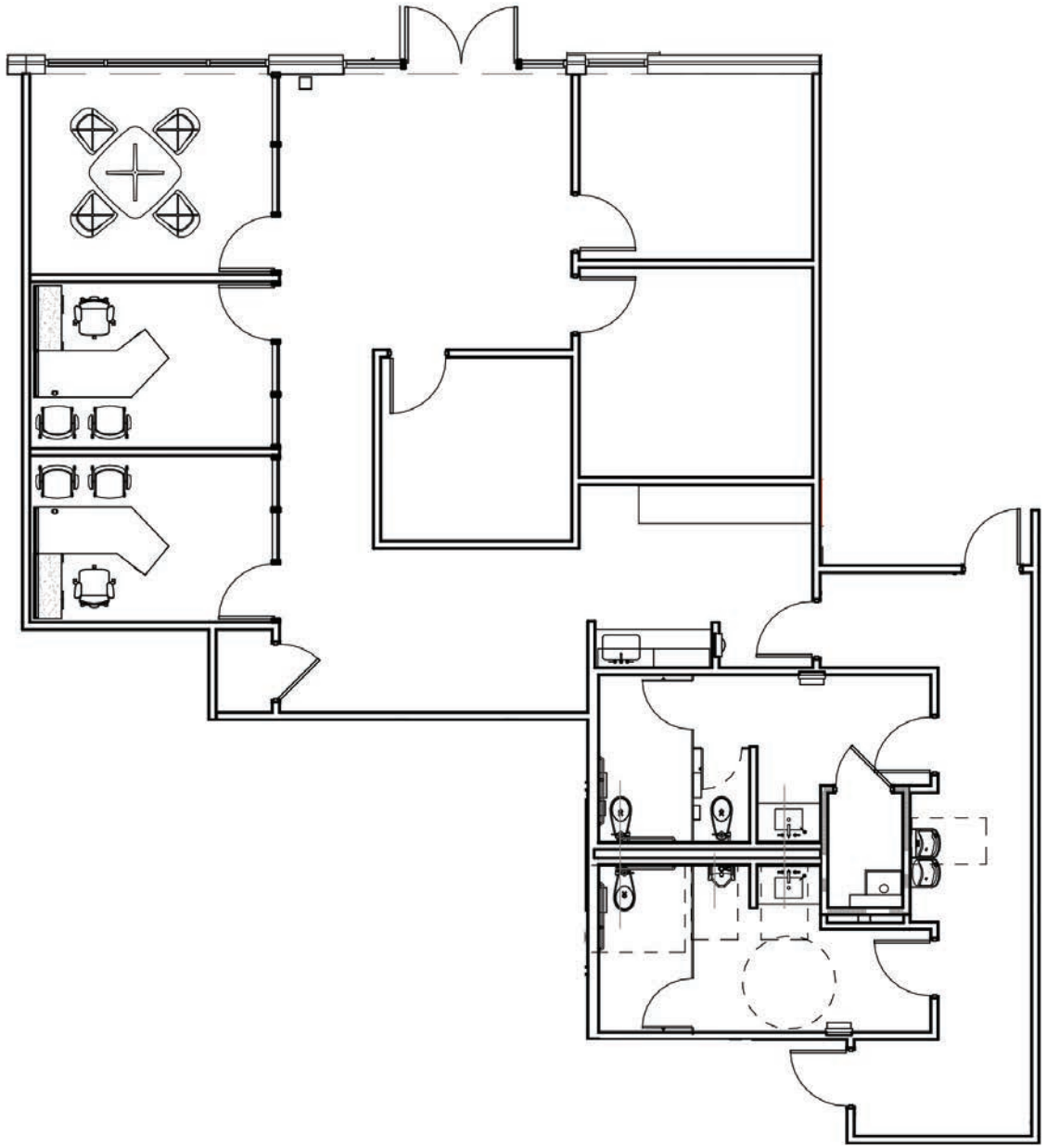
SITE DEMOGRAPHICS

2026 SUMMARY	1 MILE	3 MILE	5 MILE
POPULATION	8,033	38,089	89,806
HOUSEHOLDS	3,636	16,971	37,609
AVG. HOUSEHOLD INCOME	$126,449	$135,994	$148,236



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FLOOR PLAN - SUITE 270



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LOCATION



PROXIMITY

TOWN MADISON
1.1 MILES

CUMMINGS RESEARCH PARK
3.8 MILES

HUNTSVILLE INTERNATIONAL AIRPORT
4.1 MILES

REDSTONE GATEWAY
4.1 MILES

REDSTONE ARSENAL
4.4 MILES

DOWNTOWN HUNTSVILLE
8.3 MILES

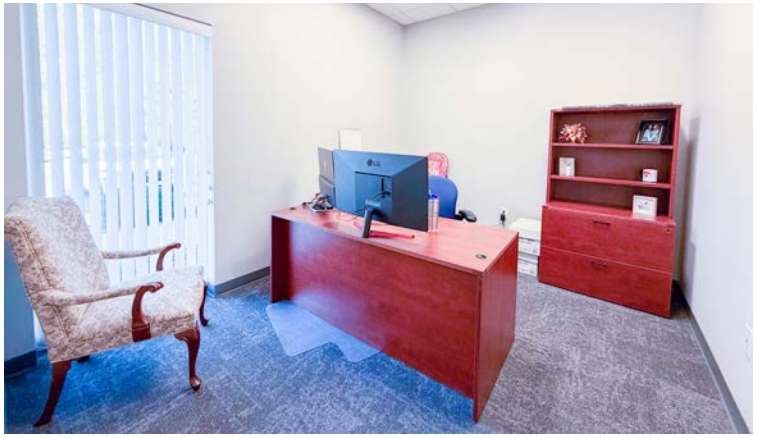
MAZDA TOYOTA MANUFACTURING
7.8 MILES

DECATUR
16.6 MILES

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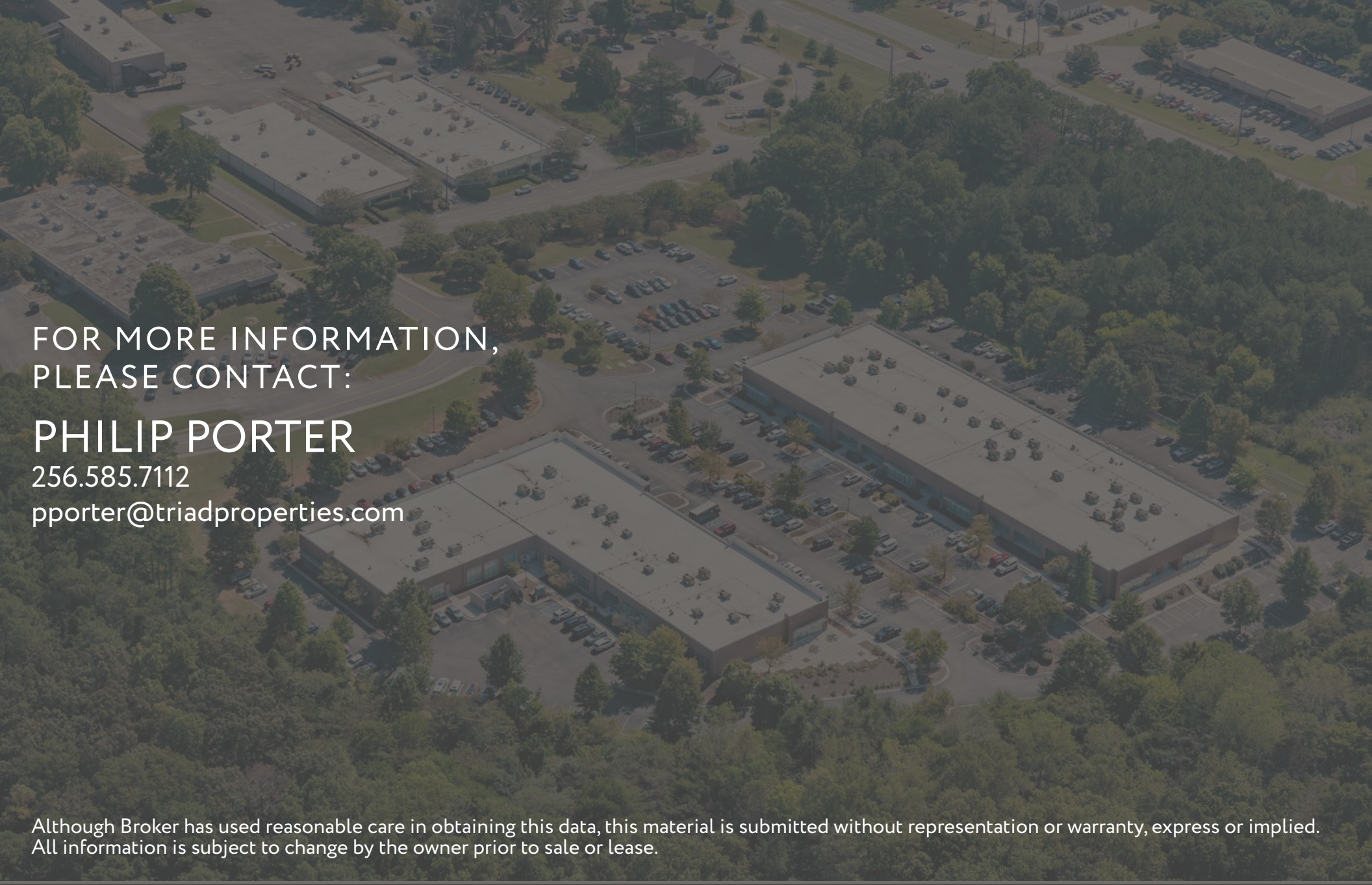
PROPERTY PHOTOS







FOR MORE INFORMATION,
PLEASE CONTACT:

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