



# Catalyst Business Park

Office/Flex Space

1038 & 1040 Research Boulevard  
Madison, AL 35758

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# Catalyst Business Park

Modern office space in  
tranquil location, minutes  
from Gate 9

Catalyst Business Park is a two-building, single-story office park located on a hilltop, surrounded by a wooded lot. This property offers flexible office space with plenty of parking.

Catalyst Business Park is accessed from a signalized intersection on Madison Boulevard (Hwy 20), between Zierdt Road to the east and Hughes Road to the west. This location is minutes from anywhere in Madison, I-565, Redstone Gateway, and Redstone Arsenal's Gate 9. Town Madison and Toyota Field are just across the interstate. Many restaurants are also convenient to Catalyst Business Park.

**Lease Rate:** \$17.50 per square foot

**Servicing:** Modified gross lease

**Parking:** 4.9/1000

**Zoning:** M-1, Restricted Industrial

**Available:**

- Suite 160 - 8,720 SF



Suite 160  
8,720 SF

## Suite 160 Renderings



*These renderings are provided as an example of tenant improvements that could be constructed in Suite 160, which includes a total of 8,720 SF. This space can be built as full office or include flex/warehouse space.*





Catalyst Business Park

Madison Boulevard

HWY 20/72

INTERSTATE 565

TOWN MADISON

J. ALEXANDER'S RESTAURANT

TRASH PANDAS

Moe's Original BAR & QUE  
The Yard  
TaCo MAMA

Moe's Smoothie King

P

SUPER CHIX

FIVE GUYS PROHIBITION

OUTBACK STEAKHOUSE

CHIPOTLE MEXICAN GRILL

PANDA EXPRESS CHINESE KITCHEN

Edgar's

SLIM CHICKENS

Panera BREAD

I HEART SUSHI  
CAVA STARBUCKS COFFEE

Zierdt Road



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