#### FOR LEASE

# The Memphis Depot

1901 BEHNKE AVENUE- BLDG 689, SUITES 1-2 (AKA 2300 SITLER AVENUE)



## 80,504 SF AVAILABLE



## The Memphis Depot > Industrial Space

The Memphis Depot is a gated and secure 4.2 million square foot industrial park consisting of 43 buildings. Companies within the Depot benefit from the invaluable advantage of immediate access to all four modes of transportation within minutes of the Memphis International Airport which has lead Memphis to be branded as "America's Aerotropolis". The Memphis Depot has the ability to supply companies with above-standard trailer parking, great flexibility in size ranges, and large amounts of space in one central location.

## **Building Amenities**

- > 216,431 SF total building
- > 80,504 SF total available
- > 5 covered dock-high doors & 1 uncovered dock-high door (front);
  - 7 covered dock-high doors (rear); &
  - 2 ramp drive-in doors
- > 20' clear height
- > Fully-sprinklered

## Park Amenities

- > Located in a Foreign Trade Zone
- Controlled Access; 24-hour Gated Security with ID & vehicle tags required
- > On-site Police Precinct
- Close proximity to B & N intermodal yard, Memphis International Airport, Fed Ex & UPS hub facilities, & easy access to I-55, I-240, & Hwy 78 (Lamar Avenue)

#### AGENT: TIM MASHBURN + 1 901 312 5771 MEMPHIS, TN tim.mashburn@colliers.com

AGENT: BRAD KORNEGAY + 1 901 312 5751 MEMPHIS, TN brad.kornegay@colliers.com AGENT: MARK BOLDING

+ 1 901 312 5786 MEMPHIS, TN mark.bolding@colliers.com COLLIERS INTERNATIONAL 6363 Poplar Avenue, Suite 400 Memphis, TN 38119 www.colliers.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all informed to implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2017. All rights reserved.



#### Contact Us

AGENT: TIM MASHBURN +1 901 312 5771 MEMPHIS, TN tim.mashburn@colliers.com

AGENT: BRAD KORNEGAY +1 901 312 5751 MEMPHIS, TN brad.kornegay@colliers.com

AGENT: MARK BOLDING +1 901 312 5786 MEMPHIS, TN mark.bolding@colliers.com

COLLIERS INTERNATIONAL 6363 Poplar Avenue, Suite 400 Memphis, TN 38119 +1 901 375 4800

www.colliers.com

