

FOR LEASE



The Memphis Depot

1990 TROYER AVENUE - BLDG 530

**110,010 SF AVAILABLE
(DIVISIBLE)**



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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

- > 110,010 SF total available
- > 1,715 SF office - Suite 2
- > 511 SF office - Suite 4
- > 12 (rear) & 4 (front) covered dock-high doors; & 2 ramp drive-in doors
- > 14' - 16' 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)

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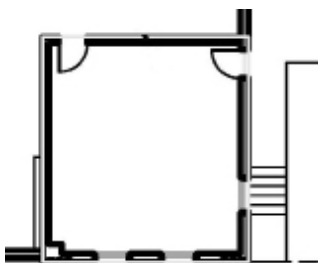
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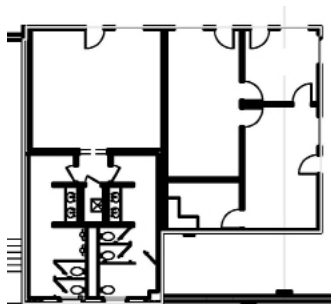
The Memphis Depot 1990 Troyer Avenue, Bldg 530 110,010 SF Available

BUILDING PLAN

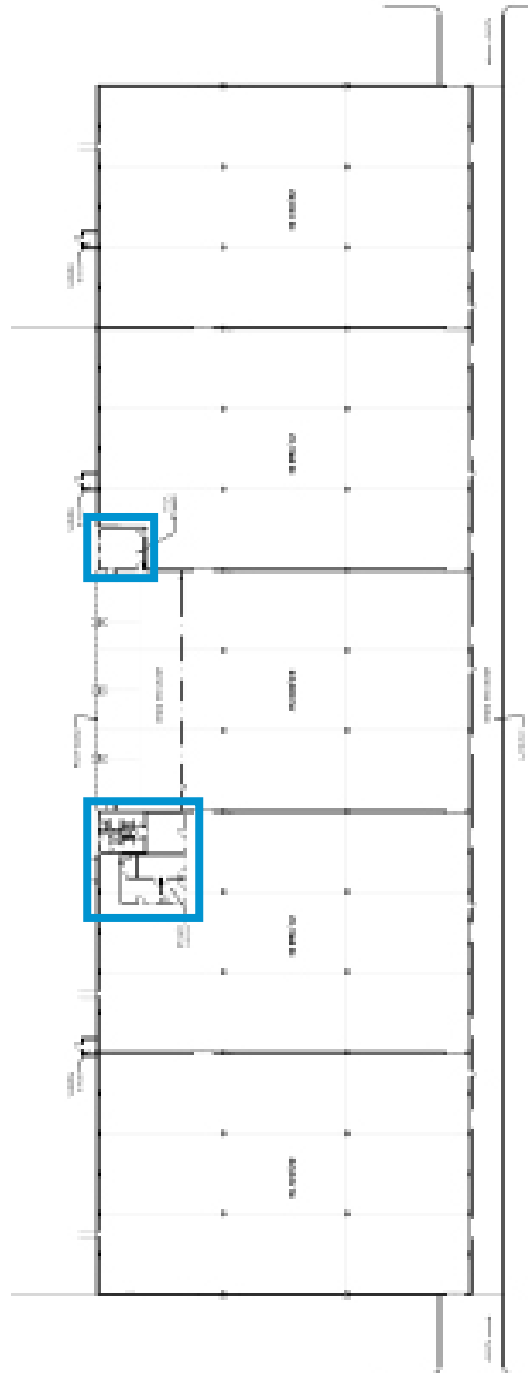
OFFICE PLANS



511 SF
OFFICE



1,715 SF
OFFICE



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