

AVAILABLE > 50,000 - 300,000 SF



Industrial Warehouse

4834 S. MENDENHALL ROAD, MEMPHIS, TN 38118



Colliers International Memphis is pleased to present, for lease, 4834 S. Mendenhall Road in Memphis, Tennessee, located in the southeast submarket of the Memphis MSA. The subject property is well positioned in Memphis and has easy access to the Memphis International Airport, BNSF Rail Yard and all major interstate systems. A minimum of 50,000 square feet and up to 300,000 square feet can be made available. The facility offers a fenced/secure site, on site trailer parking, rail service, a Class IV commodity fire suppression system and many other sought after amenities.

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Aerial View

4834 S. MENDENHALL ROAD, MEMPHIS, TN 38118



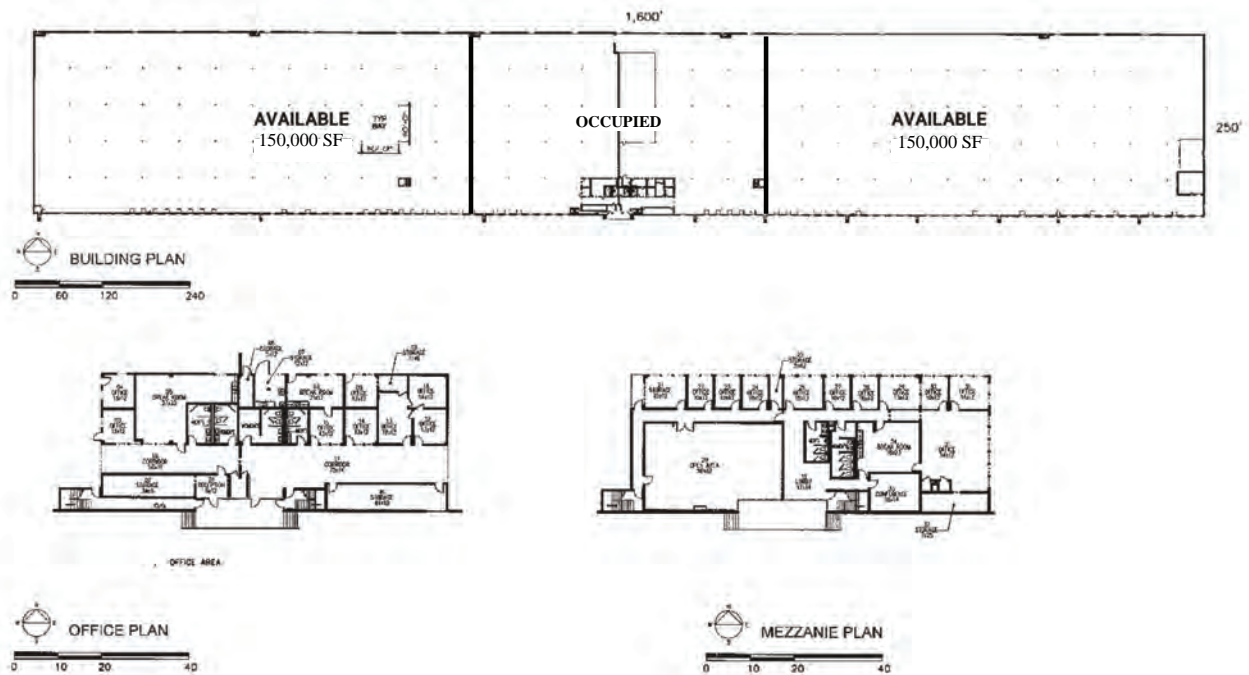
Property Description

- | | | | |
|-----------------------|-------------------------------|-----------------------|------------------------------|
| > Total Square Feet: | 400,000+/- | > Warehouse Heating: | Electric heat |
| > Office Area: | 6,501+/- | > Warehouse Lighting: | Metal halide and fluorescent |
| > Mezzanine Area: | 6,694+/- | > Zoning: | EMP (Light Industrial) |
| > Warehouse Area: | 393,499+/- | > Rail: | Yes |
| > Structure Exterior: | Concrete tilt, | | |
| > Clear Height: | 22' | | |
| > Fire Protection: | .495 GPM / 2,000 SF | | |
| > Dock Doors: | 60 total | | |
| > Building Depth: | 250' deep | | |
| > Column Spacing: | 50' x 50' typical bay spacing | | |
| > Truck Court Depth: | 150' deep | | |

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Building Layout

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AREA SUMMARY

4834 MENDENHALL ROAD	
OFFICE AREA	6,501 SF
MEZZANIE AREA	6,694 SF
WAREHOUSE AREA	393,499 SF
TOTAL	400,000 SF

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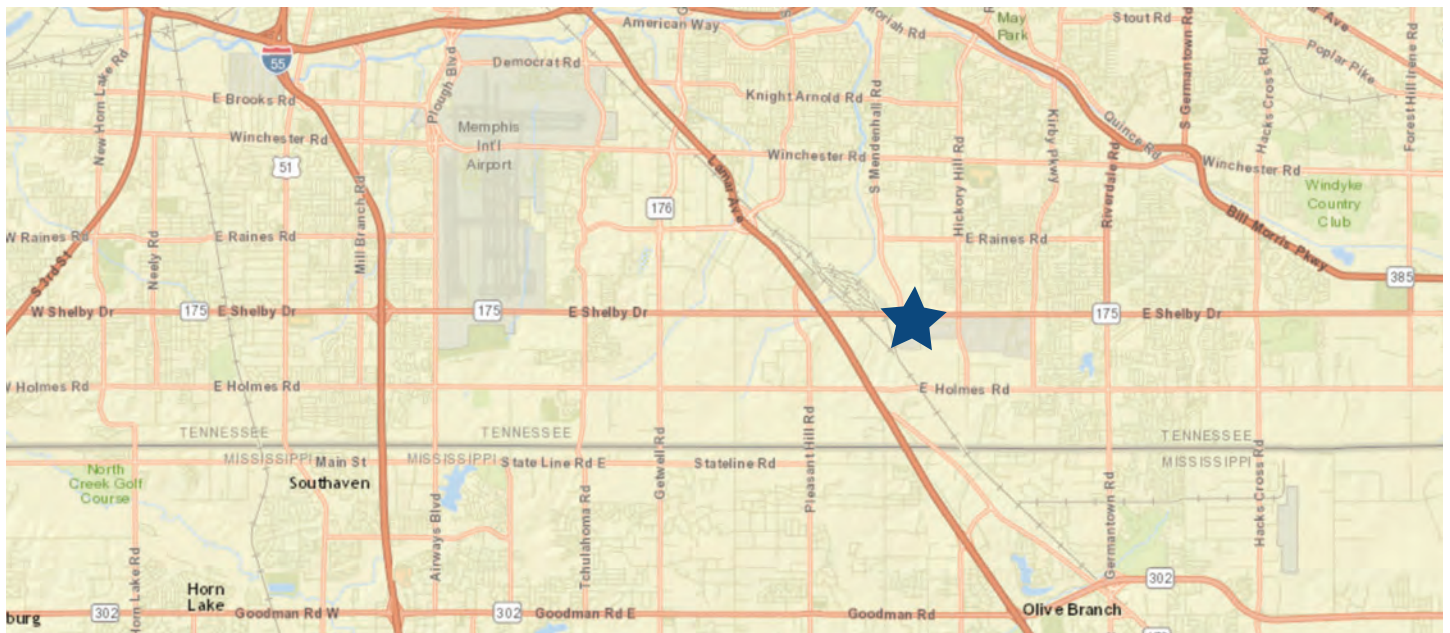
Area Highlights

The southeast submarket gains prominence from a number of factors including the proximity to the Memphis International Airport and the Federal Express Worldwide headquarters/hub. In addition, UPS has a 535,000 square foot distribution center on 84 acres physically adjacent to the Memphis International Airport. This property benefits from Memphis' diversified economic base, its central location, and its continued ability to attract a wide variety of businesses taking advantage of Memphis' reputation as a strong distribution center.

The southeast submarket, in which the subject property is located, is comprised of approximately 96 million square feet of the total Memphis area market size of 239 million square feet warehouse inventory. The southeast submarket reported a Q2-17 total of 96 million square feet with a 7.3% vacancy. The Southeast market continues to be the dominate submarket for small and large distribution users, while DeSoto County, Marshall County and Eastern Shelby County are where all new Class A development projects are taking place.



Location Map



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