

AVAILABLE > 12,500 SF WAREHOUSE & 19,850 SF OFFICE



Office & Warehouse

8740-8760 BAYLOR ROAD, BARTLETT, TN 38014



Colliers International Memphis is pleased to present 8740-8760 Baylor Road in Bartlett, Tennessee, a 32,350 square foot office/warehouse development in the northeast submarket of the Memphis MSA. Originally developed as Brunswick Elementary School, the property was redeveloped in 1997 as an office/warehouse business campus. The buildings are situated on 5.59+/- acres, comprising of two buildings, a 19,850 square foot office space and a 12,500 square foot light industrial/distribution space. The office space is made up of multiple large open offices, meeting rooms, and event spaces. The warehouse has 8,640 square feet of ground floor storage area and 3,860 square feet of office space. Both buildings are equipped with an active alarm system with motion detectors and warehouse walls are insulated. The property is located just three miles from I-40, seven minutes from TN 385 and three minutes from Highway 70.

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Aerial View

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Property Description

8740 Baylor Road

- > Warehouse: 8,640 sf
- > Office Area: 3,860 sf
- > Acreage: 1.43 acres
- > Year Built: 1970
- > Structure Exterior: Metal
- > Clear Height: 16' to 21'
- > Column Spacing: Free span
- > Lighting: Metal halide & fluorescent
- > Loading: Two covered dock positions
One drive-in door (12' x 10')
- > Zoning: Planned Industrial (I-P)

8760 Baylor Road

- > Office: 19,850 sf
- > Acreage: 4.16 acres
- > Year Built: 1920; renovated 1997
- > Structure Exterior: Brick
- > Zoning: Planned Industrial (I-P)
- > Comments: Office cubicles to remain with building; Cafeteria with full kitchen and appliances; Two large meeting/banquet rooms; Two conference rooms

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Building Layout

Office Floor Plan



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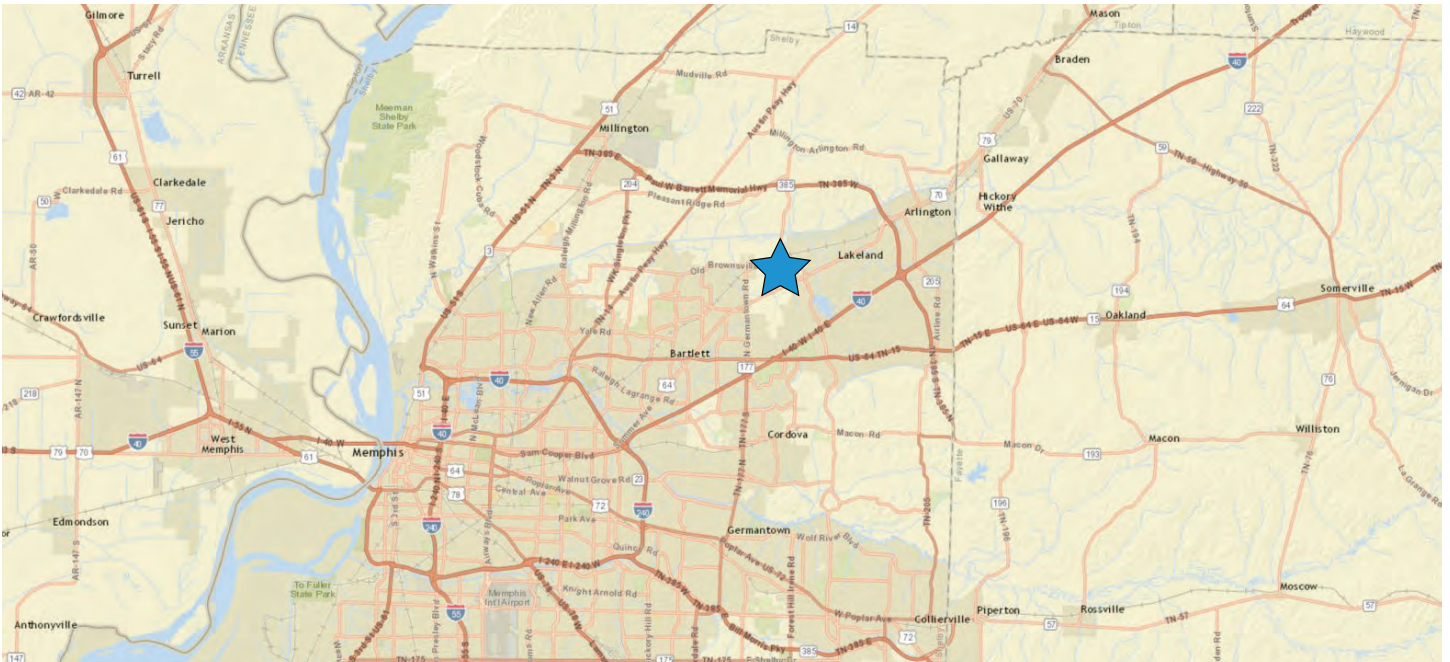
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Building Photos



Location Map



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