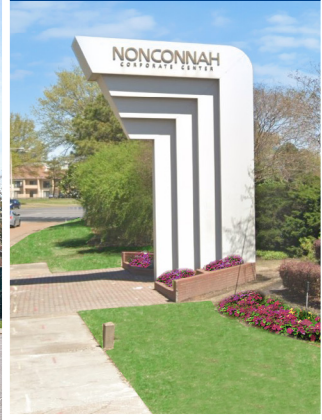


Located in

Nonconnah Corporate Center



6%
fee on any lease
over **16,000 SF**
for **5 years**
(Must Commence by August 1, 2024)



[View Online](#)

Flex/Industrial Availability



2655 Dividend Dr.
Memphis, TN 38132

ELLIOT EMBRY, SIOR
Direct: 901.312.4902
Mobile: 901 634 2583
elliot.embry@colliers.com



6363 Poplar Ave., Suite 220
901.375.4800
colliers.com/memphis

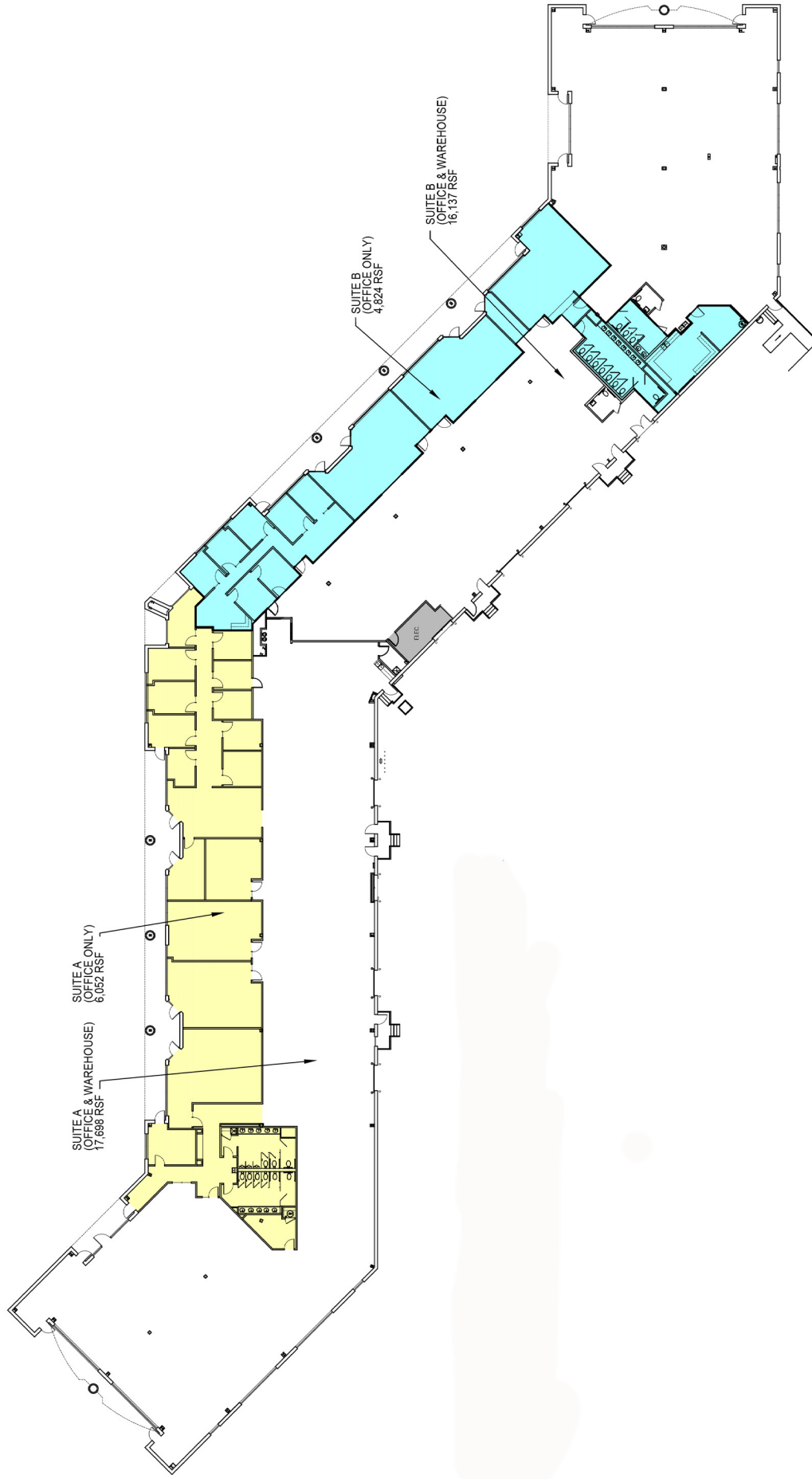
For Lease - 33,835± SF/ Divisible to 16,137



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Accelerating success.

FLOORPLAN



NONCONNAH
CORPORATE CENTER

Industrial, Office & Flex availabilities from 2,127 to 34,769 SF

Onsite management, daycare, fitness center, hotel and Subway restaurant

24/7 security

Ample Parking

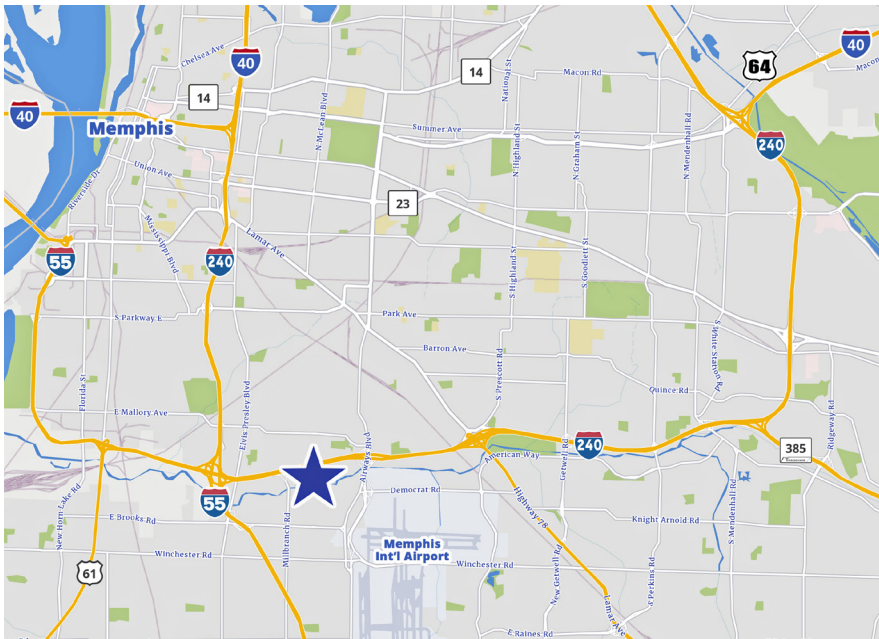
Two-mile walking trail

Easy access to I-240 & I-55

Opportunity zone

Next to Memphis Int'l Airport

Next to FedEx World Hub



2655 Dividend Drive Features

- 33,835± SF/ Divisible to 16,137
- 14' clear height
- 8 loading doors
- Freestanding building
- Interstate visibility
- Building signage
- Parking ratio: 5.17/1,000 SF

