



Colliers



**52,000 to 286,000 SF
FOR LEASE**

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Distriplex Business Park II 5633 Mineral Wells Road Memphis, Tennessee

Distriplex Business Park II is a Class A industrial building adjacent to the TN/MS state line. The property is strategically located to be easily accessible to a significant labor pool and near all major infrastructure, including Memphis International Airport, five (5) Class I intermodal yards, FedEx and UPS hubs, etc.



**Class A
industrial building
built 2023**



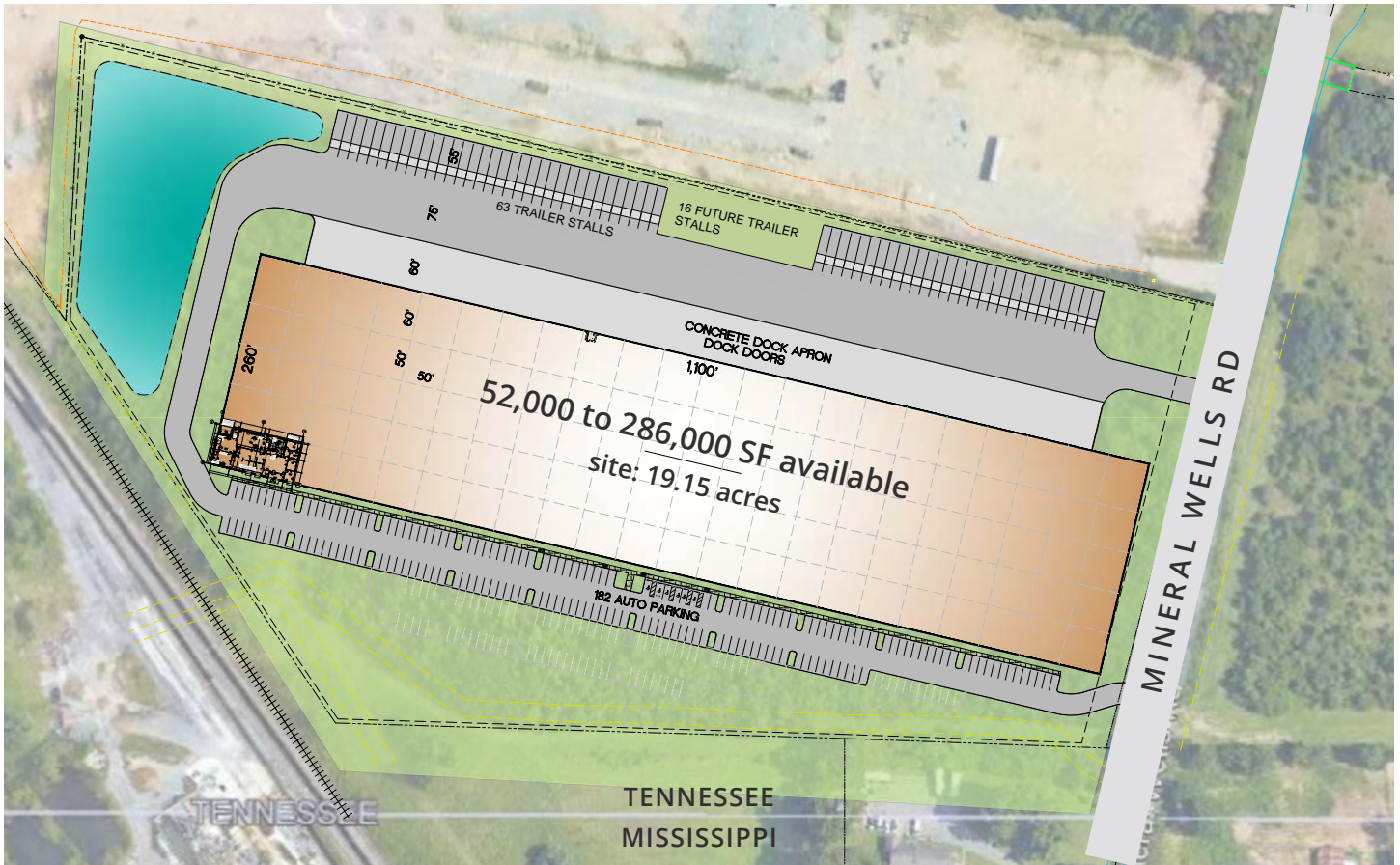
**Strategically located
adjacent to the
TN/MS state line**



**Proximity to
logistics and
transportation hubs**



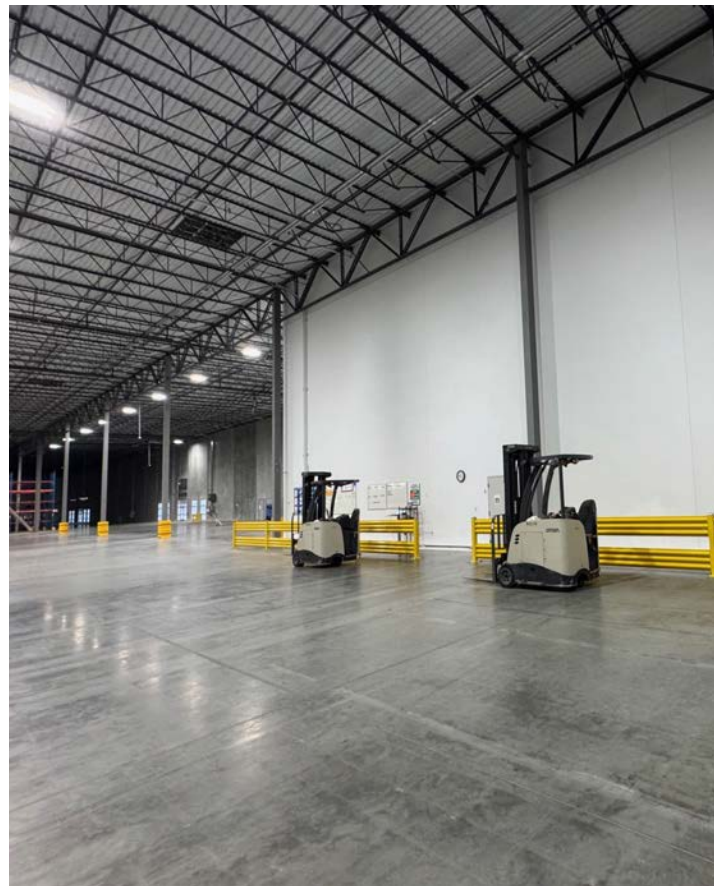
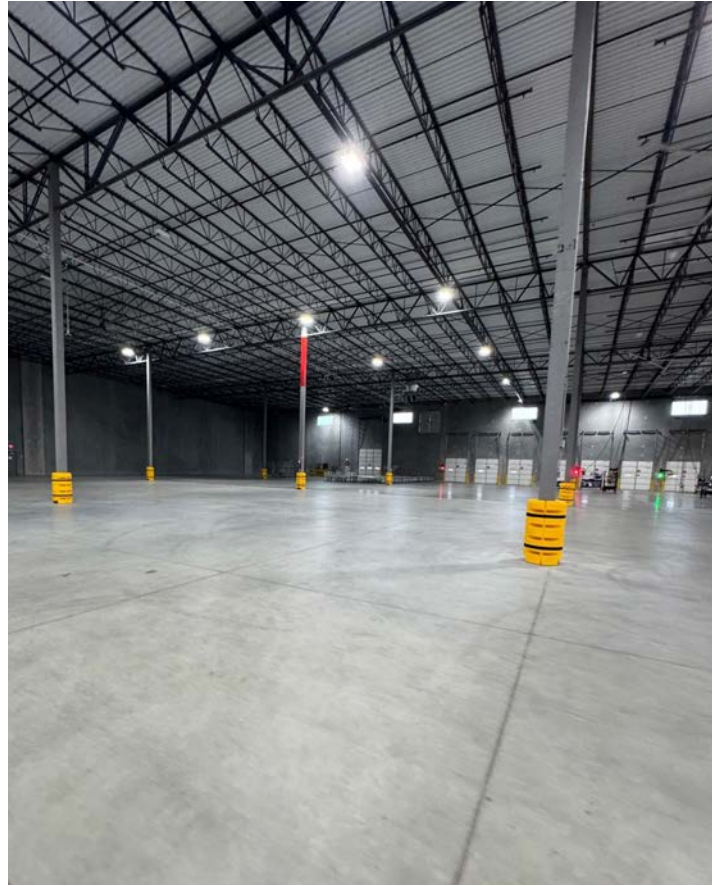
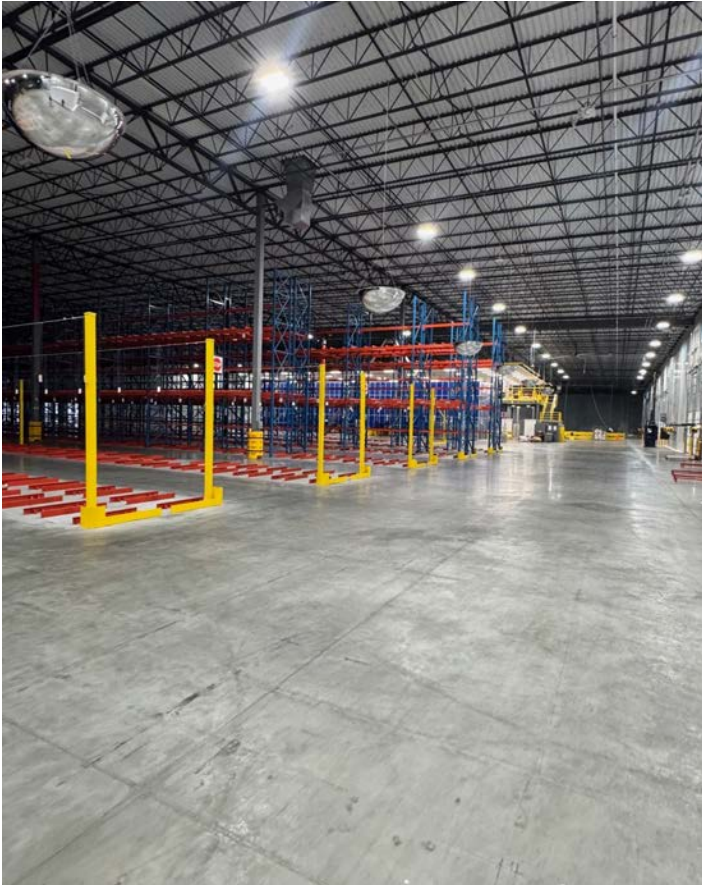
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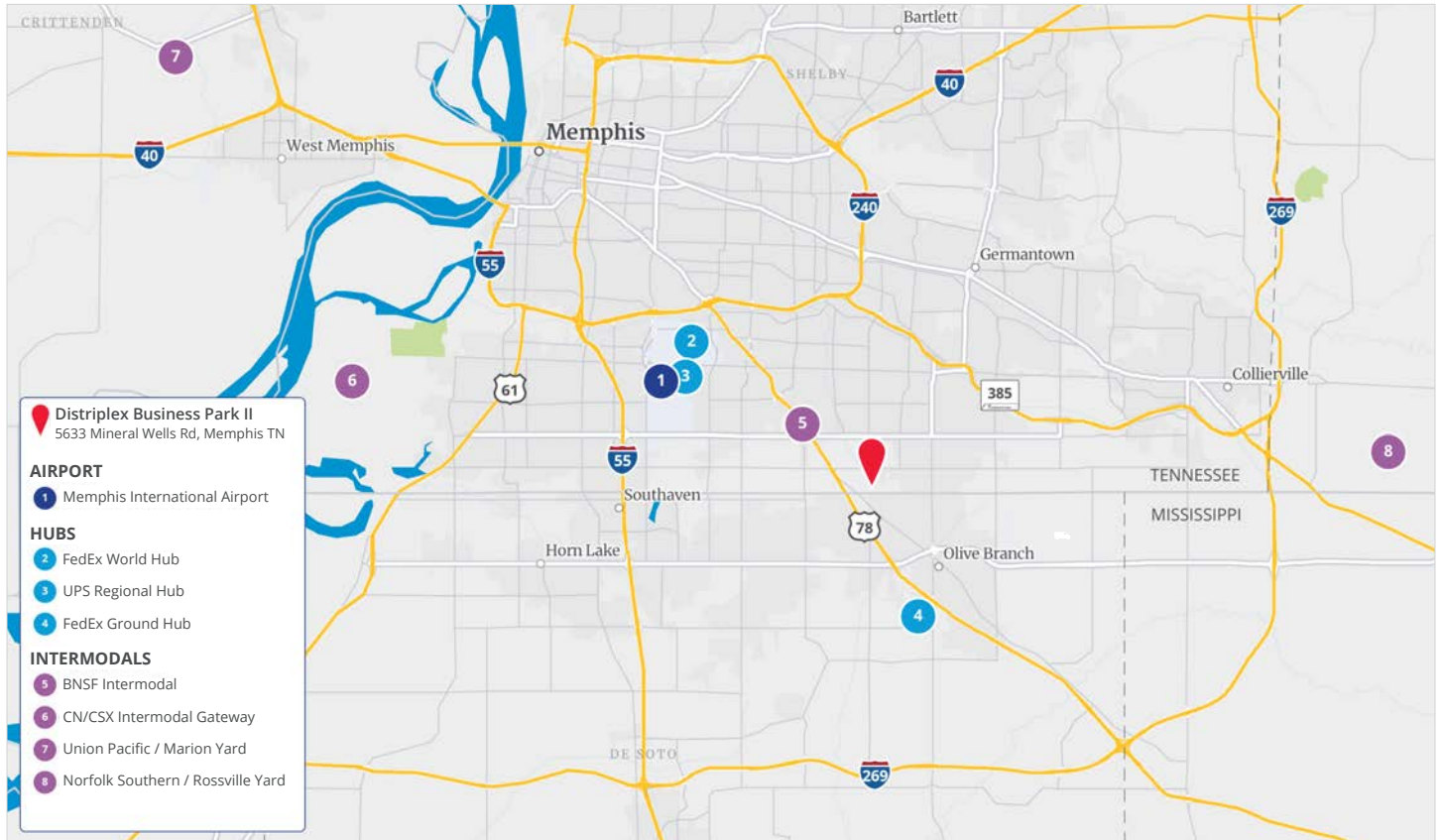
BUILDING SPECIFICATIONS

Available	52,000 to 286,000 SF
Building size	286,000 SF
Office	4,000 SF / can expand
Year built	2023
Building dimensions	260' x 1100'
Clear height	32'
Configuration	rear load
Slab thickness	7" unreinforced slab / 4,000 psi
Sprinkler	ESFR with K-17 sprinkler heads
Truck court depth	190'
Column spacing	50' x 50' typical / 60' speed bays
Dock-high doors	42 dock doors / 31 dock packages in place
Drive-in doors	2
Parking	63 trailer (expandable by 16) / 182 auto
Electrical	3,000 amps 480V 3-phase
Lighting	LED
Roof	60-mil white reinforced TPO membrane R-19 insulation / 20-year warranty









AIRPORT & HUBS

- 1 Memphis Int'l Airport 9.9 miles
- 2 FedEx World Hub 9.1 miles
- 3 UPS Regional Hub 8.4 miles
- 4 FedEx Ground Hub 5.6 miles

INTERMODALS

- 5 BNSF Intermodal 4.2 miles
- 6 CN/CSX Intermodal Gateway 22.7 miles
- 7 Union Pacific / Marion Yard 34.1 miles
- 8 Norfolk Southern / Rossville Yard 20.5 miles

INTERSTATES

- US-78 / I-22 1.7 miles
- I-240 8.4 miles
- I-55 / I-69 9.0 miles
- I-269 12.4 miles

