



3278 Democrat Rd

Suite 2, Memphis, TN 38118

Available for Lease
45,000± SF | Prime Industrial



Yellow Outline
Indicates
Democrat Square
Industrial Park

SITE
3278 Democrat Rd.

Suite Available



Suite 2
9 Dock
High Doors



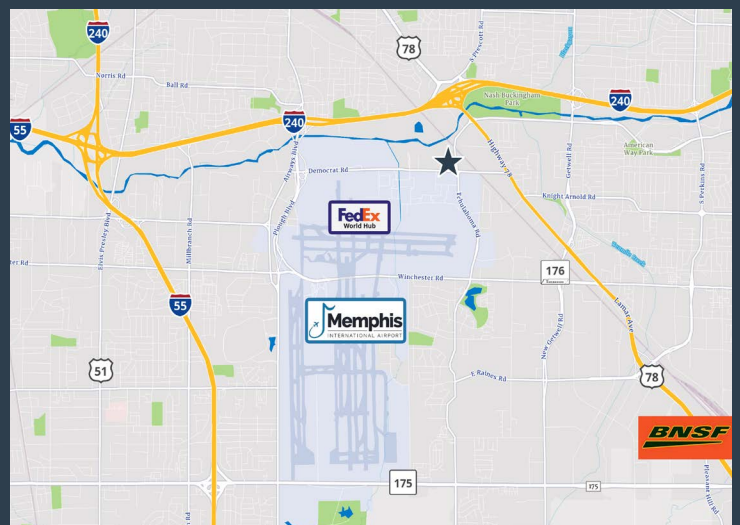
24'
Clear
Height



Next to
Memphis
Int'l Airport



Office Size
2,373 SF



Please contact

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COLLIERS
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Building Features

Democrat Square Industrial Park	Wet sprinkler system
Southeast Memphis submarket	Building has security lights
Concrete-tilt construction	3-phase electrical
Front load docks	Next to FedEx World Hub
49' x 49' column spacing	Easy access to I-40, I-240, I-55 & I-22

Suite 2 Features

Suite 2 - 45,000± SF	Office - 2,373± SF
Warehouse - 42,627± SF	9 dock doors

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