

AVAILABLE > FOR SALE 35,520 +/- SF



# 2999 Brother Blvd.

BARTLETT, TENNESSEE 38133



Strategically located in the northeast Memphis metro area, 2999 Brother is comprised of a 35,520 square foot office / warehouse building and sits on 2.31 acres. The building was built in 1988 and features multiple roll up doors, dock doors, racking, tile floor in the warehouse, and HVAC throughout the building. The property is highly visible on Brother Blvd. and offers convenient access to I-40 & I-240, Wolfchase Galleria Mall, and numerous restaurants, shops and hotels.

## Property Features

- > 35,520 +/- SF
- > 2.31 Acres
- > Building is divisible
- > Monument signage availability
- > Clear height 14'
- > Zoning: I-O
- > Loading: two (2) 10' X 12.25' dock doors; twelve (12) 10' x 12.25' graded level doors
- > Average daily traffic count on Brother Blvd. is approximately 15,000 vehicles per day



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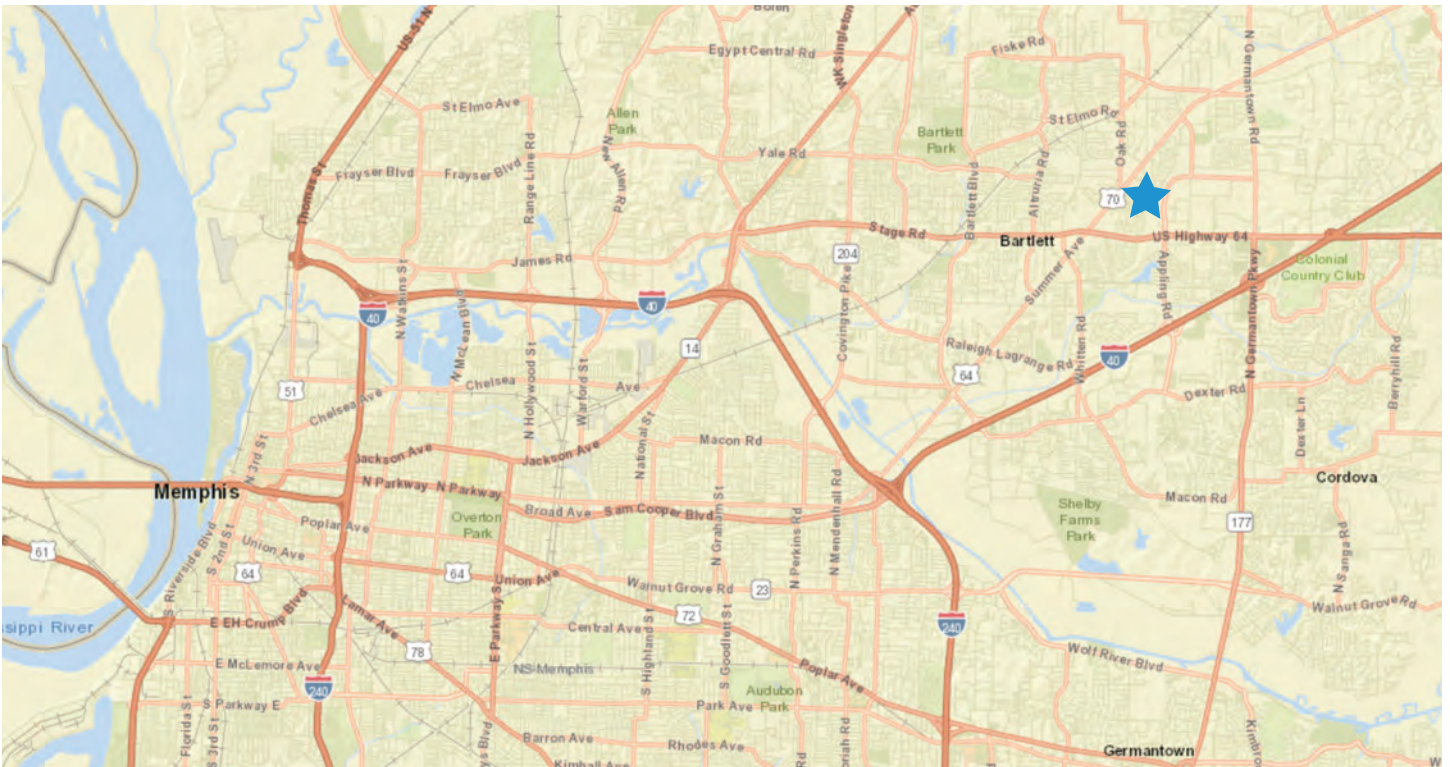
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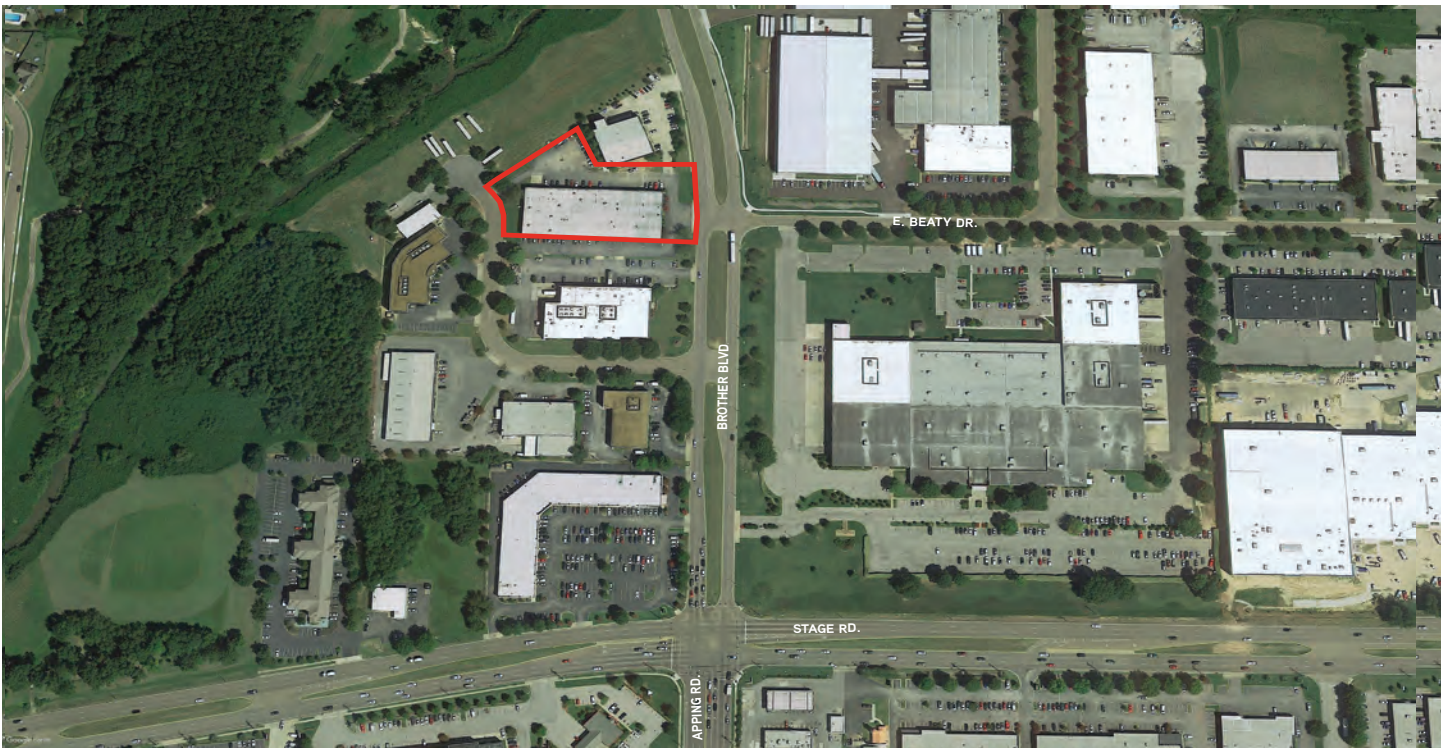
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## 2999 Brother Blvd. > Location Map



## 2999 Brother Blvd. > Aerial



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