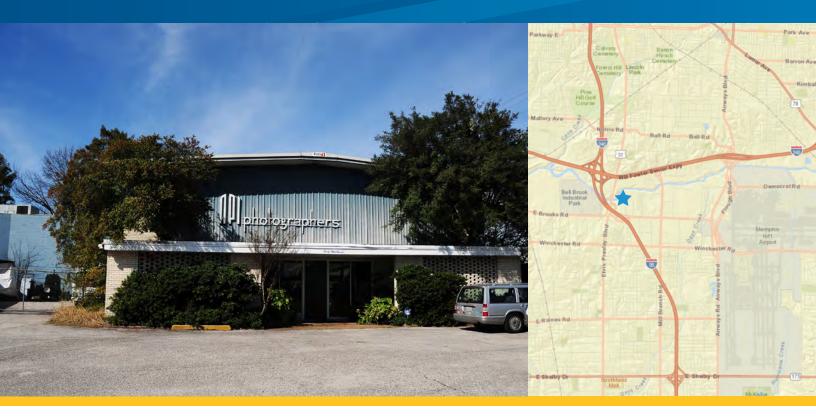
## FOR SALE OR LEASE > 15,000 SF 3111 Stonebrook Circle



MEMPHIS, TENNESSEE 38116



Photographic studio and film/video sound stage available for purchase. This 15,000 square foot facility includes a 5,500 square foot mixed office space with photographic processing rooms. Subject property is located five minutes from the Memphis International Airport and FedEx Hub. Facility is equipped with an alarm system throughout the entire property with a security gate positioned at the exterior lot.

- > 15,000 total square feet with 5,500 square feet of mixed office space
- > 1,700 sf workshop with overhead door power and heating, plus paint rooms
- > 2,000 sf of floored attic
- > 15 parking spaces with expansion possibilities
- > Seven HVAC systems
- > Visit <u>www.apicine.com</u> for additional information



**Breakroom/green room**: Fully equipped with fridge, microwave, sink, phone service, array of cabinets.

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www.ColliersMemphisProperties.com

## 3111 Stonebrook Circle > Building Photos



Reception: Waiting area and receptionist station.



Edit Suite: Plenty of power for whatever you want to do. Built-in fluorescent and incandescent track lighting, also windows to view the stage and access to Studio B from the balcony. Second Edit Suite available with wet bar and view of Studio B.



**Front Office**: Executive office has a wet bar, desk and credenza, with an array of dimmable lights.



**Studio A**: 2,500 square feet total. 50 feet by 50 feet, 20 foot ceiling, 14 foot overhead door access, shooting balcony, completely equipped kitchen and over 100 amps of power.





**Studio B**: 4,000 square foot sound stage includes: cinderblock construction filled with sand, 120 ft hard cyc 16 ft high, lighting grid at 19ft, 24ft ceiling, 10 ft overhead door access, there are two 60 amp circuits at the end of the cyc, 32 overhead 20amp circuits to dimmer system, 1,700 square foot workshop, 35 tons of air conditioning and HVAC.

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