

SUBLEASE OPPORTUNITY AVAILABLE



110,000 SF - 330,000 SF

Memphis Depot Business Park

MEMPHIS, TN 38114



Sublease Opportunity

Colliers International Memphis is pleased to present five buildings within the Memphis Depot Business Park, Memphis, Tennessee, located in the southwest submarket of the Memphis MSA for sublease. Originally developed in 1950, the buildings range in size from 110,000 sf to 330,000 sf. The Memphis Depot is a gated 4.1 million square foot industrial park consisting of 43 buildings with great flexibility in size ranges in one central location. The Depot offers immediate access to the Memphis International Airport, I-240, I-55, intermodal rail yards, FedEx and UPS Hubs.

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Memphis Depot Business Park Layout

MEMPHIS, TN 38114



Property Highlights

1997 Behnke Avenue (Bldg 489)
1994 Amido Avenue (Bldg 490)

2029 Troyer Avenue (Bldg 449)
2085 Troyer Avenue (Bldg 349)
2090 Memphis Parkway (Bldg 350)

- > **Total SF Available:** 207,000 to 414,000
- > **Ceiling Height:** 22' clear
- > **Dock Doors:** 1 per 10,000 sf
- > **Office Area:** Bldg 489 - office & breakroom
- > **Lighting:** Metal halide
- > **Construction:** Concrete tilt
- > **Sprinkler:** Dry system
- > **Shop Area:** Bldg 490

- > **Total SF Available:** 330,000
- > **Ceiling Heights:** 14' to 18' clear
- > **Dock Doors:** 1 per 10,000 sf
- > **Office Area:** Bldg 449 - office & breakroom
- > **Lighting:** Fluorescent
- > **Construction:** Concrete tilt
- > **Sprinkler:** Dry system

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1997 Behnke Ave - Bldg 489 - 207,000+/- sf



1994 Amido Ave - Bldg 490 - 207,000+/- sf



2085 Troyer Ave - Bldg 349 - 110,000+/- sf

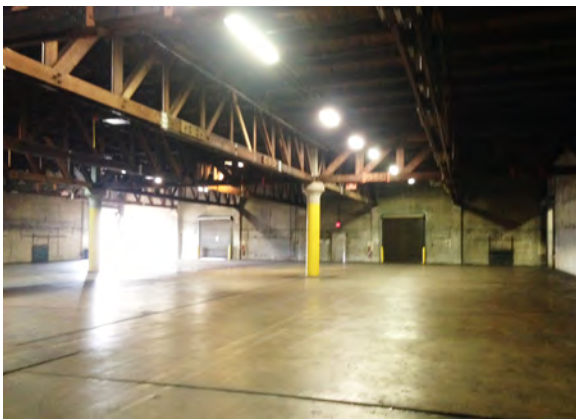


2029 Troyer Ave - Bldg 449 - 110,000+/- sf

Interior Photos of
Troyer Avenue and
Memphis Parkway



2090 Memphis Pkwy - Bldg 350 - 110,000+/- sf



Memphis Depot Business Park

Area Highlights

The southwest submarket, in which the subject property is located, is comprised of approximately 20% of the total Memphis area market size. Industrial inventory in the southwest submarket reported a Q4-2015 total of 44.9 million square feet with a 12.6% vacancy. Rents reported in at a \$2.06 NNN psf. Property owners are feeling the economic upswing, and the demand for space has justified an upward move in rental rates.

Location Map

