

Colliers

For lease

Square Footage:

100,800

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**Colliers**

6363 Poplar Avenue, Suite 400

Memphis, TN 38119

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# 4049 E. Raines Road Memphis, TN 38118

Located in the heart of the Airport Industrial, in the Southeast submarket - making the property within minutes from the Memphis International Airport and BNSF Railway.



Featuring  
approximately 4,850  
SF of office area



E. Raines Road  
frontage  
(14,986 cars daily)



Within minutes from  
Memphis Int'l Airport  
and BNSF Intermodal

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Accelerating success.

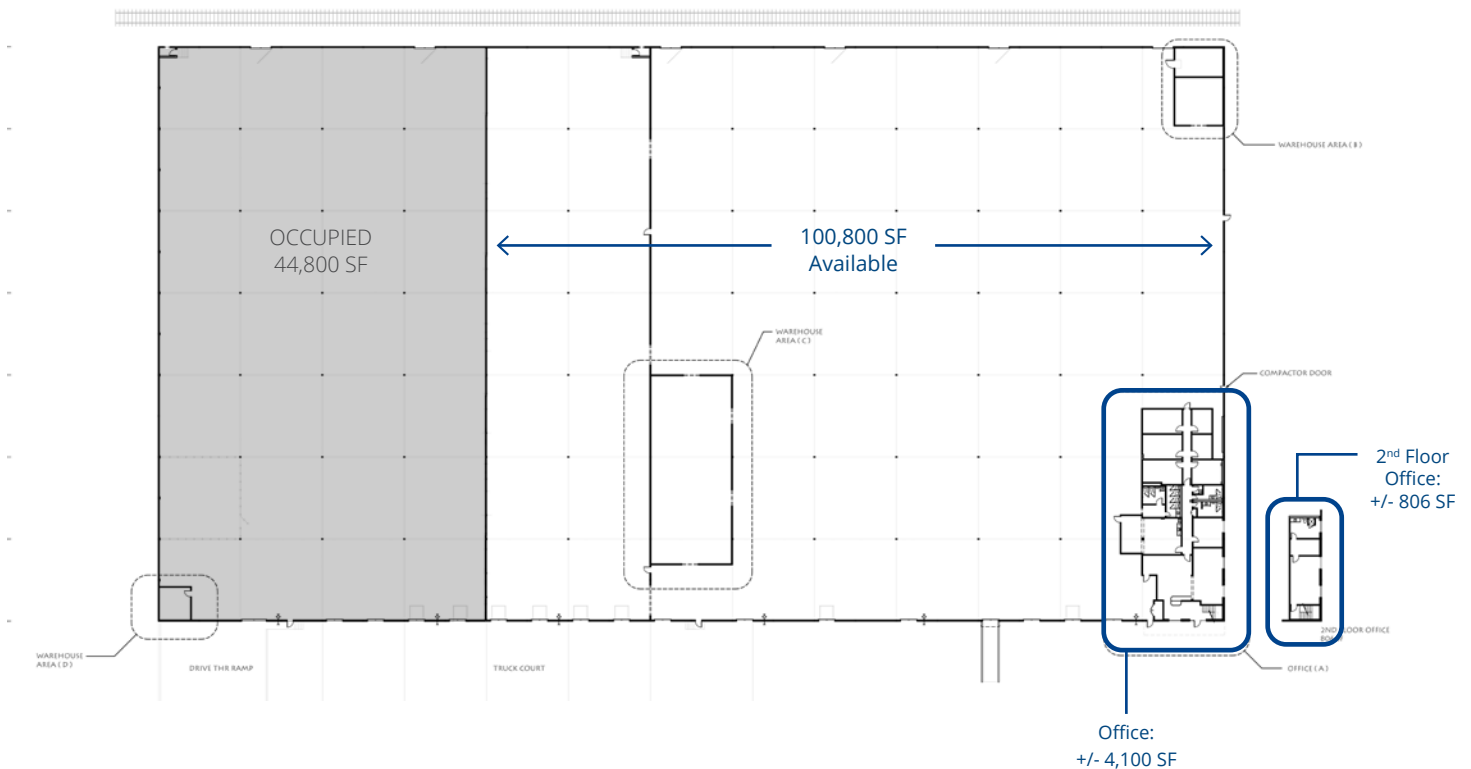
# Property Profile

## Building Specifications

Address:	4049 E. Raines Road   Memphis, TN 38118
Total Building:	145,600 SF total building
Available:	100,800 square-feet
Office Area:	Approximately 4,850 square-feet
Dock Doors:	11 (8' x 10') dock doors with seals (6 pit levelers)
Ramp Door:	1 (14' x 10')
Clear Height:	20'-22'
Parking:	28 total auto parking spaces for the building
Column Spacing:	40' x 40'
Sprinkler Density:	.32/2,000 SF
Location:	Convenient to I-55, I-240, Hwy 78 (Lamar Avenue), Memphis International Airport, & FedEx and UPS hubs

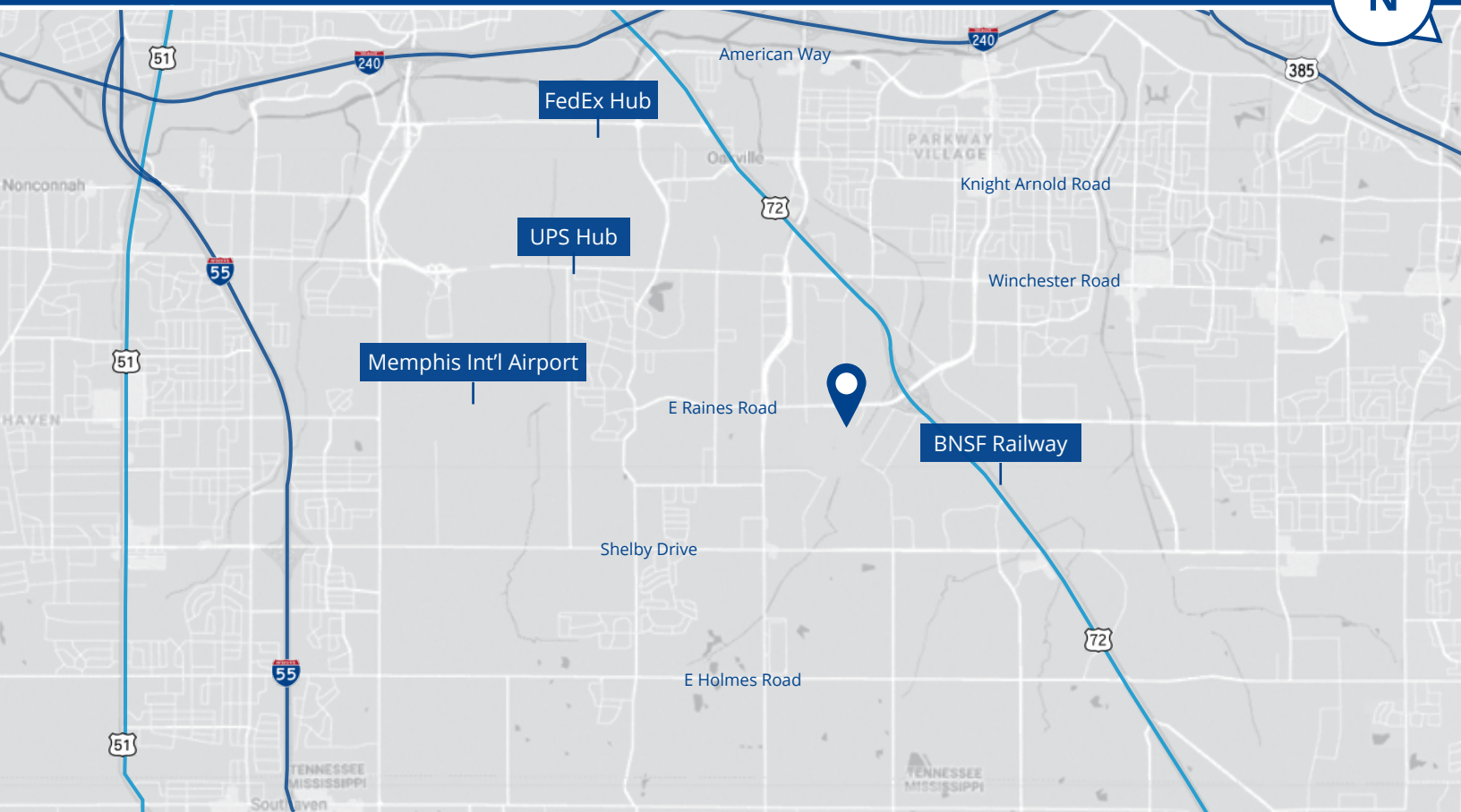


## Building Plan





# Location





View Online  
colliers.com/memphis



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## Our mission

Maximize the potential of property to accelerate the success of our clients and our people.



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