

FOR LEASE > INDUSTRIAL SPACE



# Malone Distribution Park

4440 MALONE ROAD - BLDG 208

**25,000 SF AVAILABLE**



## Building Amenities

- > 25,000 SF of vacant warehouse space
- > +/-3,000 SF of office area
- > 18' ceiling height
- > 5 dock-high doors
- > Column spacing: 50' x 50' typical
- > Building dimensions: 150' x 550'
- > Concrete tilt-up construction
- > Fully-sprinklered
- > Within close proximity to the BNSF intermodal yard, Memphis International Airport, FedEx & UPS hubs



*Located in the dominant Southeast submarket near the Malone Road & Shelby Drive intersection.*

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## A photograph of a long, single-story brick building with multiple roll-up doors and windows. Several vehicles, including a dark blue SUV, a dark pickup truck, and a teal pickup truck, are parked in a lot in front of the building. The foreground is a grassy field.

**BUILDING PLAN**

1,665 SF OFFICE

1,347 SF OFFICE

GAS

CANOPY LINE

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