

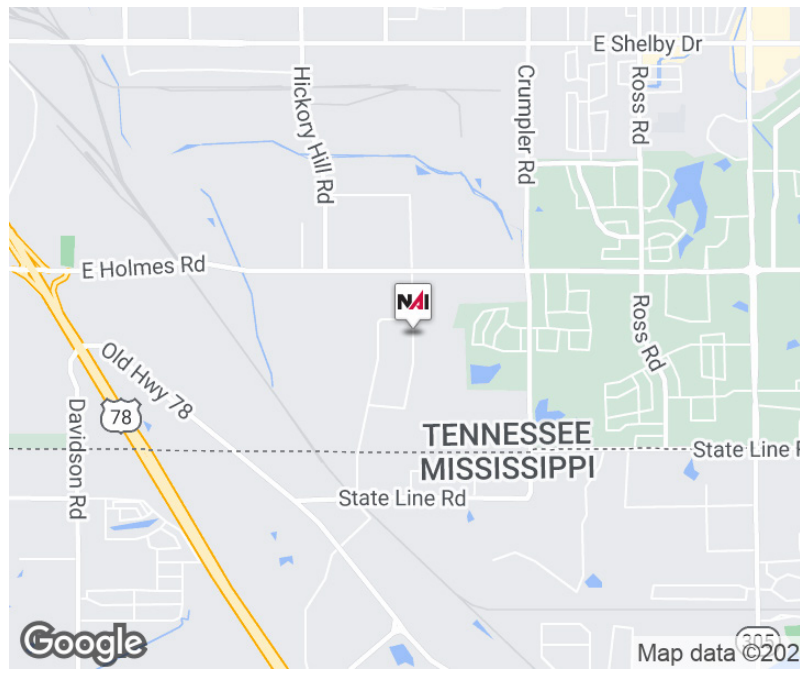
FOR LEASE
Build-to-Suit +/- 195,000 SF



DISTRIPLEX FARMS, SITE 2

Property Features

- 195,000 SF
- 12.94 Acres
- Office BTS
- 32' minimum clear heights
- 300' (depth) x 650' (width)
- 50" x 50" column spacing
- BTS dock high doors
- BTS grade level
- 118 auto parking spaces
- 46 trailer parking spaces
- Truck court - 130'
- K-17 EFSR Sprinkler
- Warehouse and distribution facility
- City of Memphis - sewer
- Memphis Light Gas & Water - gas, electric & water



Developed by



SCAN ME

Please contact for leasing information

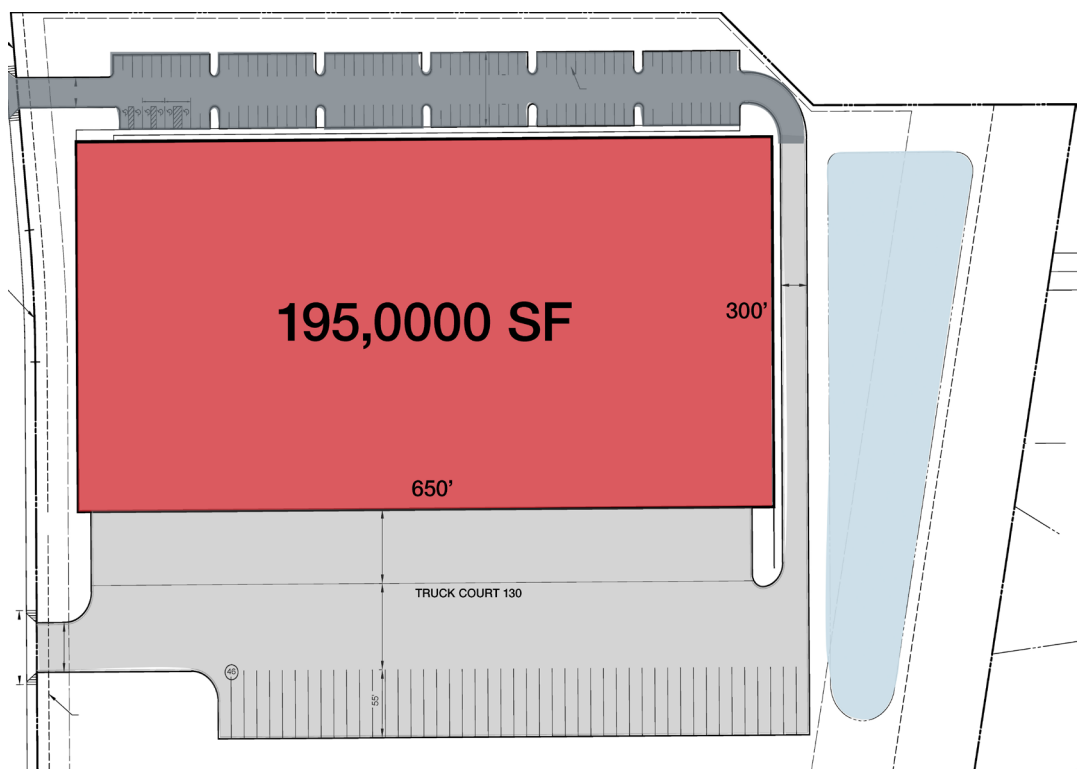
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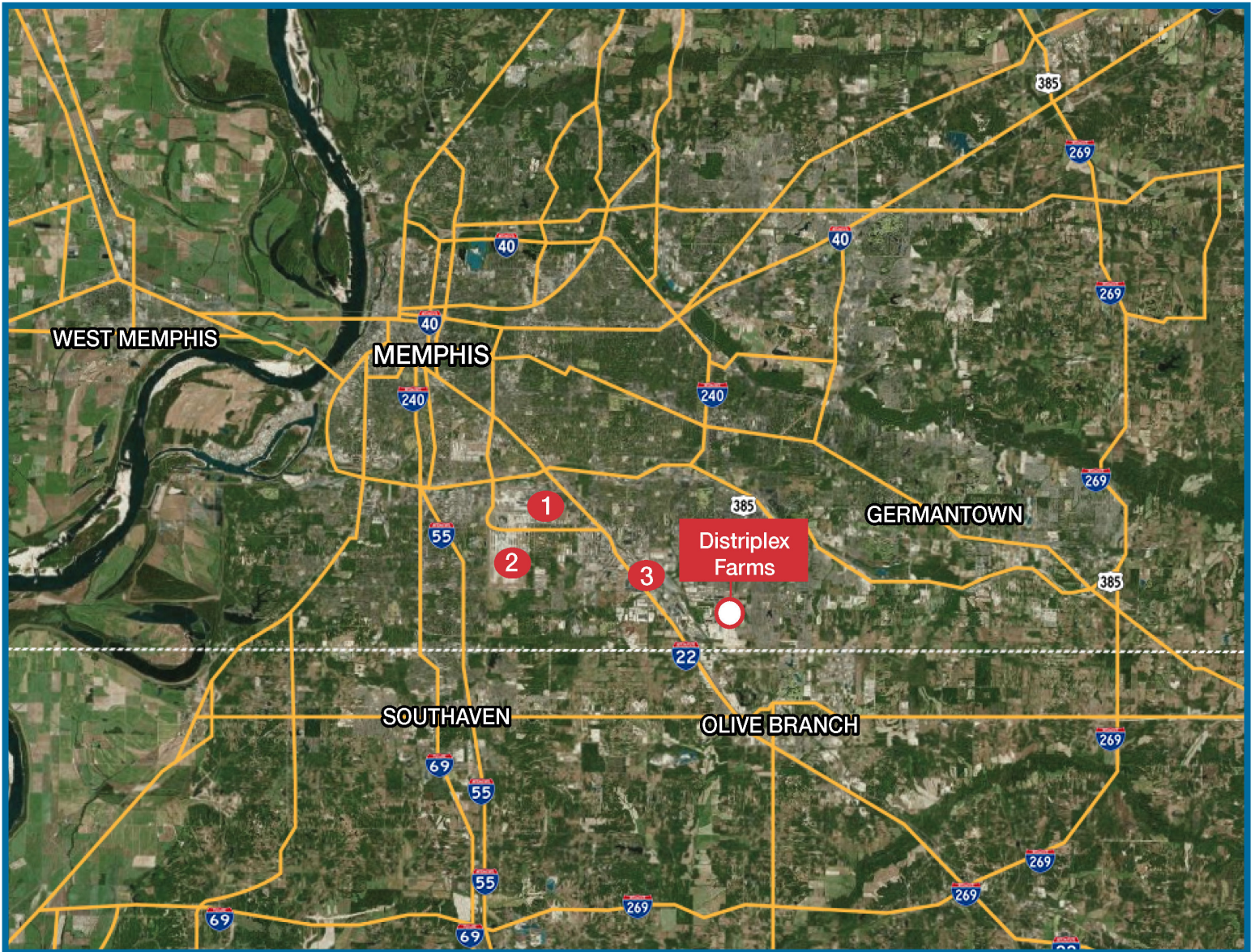


COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE
MEMPHIS, TENNESSEE (901) 526-3100

SITE PLAN & MAP



DRIVE TIME



Hubs

1. FedEx World Hub	15 Minutes
1. UPS Hub	15 Minutes

Intermodals

3. BNSF	5 Minutes
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Airport

2. Memphis International Airport	18 Minutes
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Interstates

HWY 78	5 Minutes
I-55	12 Minutes
I-240	15 Minutes



Park Features

- Sites Ranging from 8 - 29 Acres
- Build to Suit Sites Available from 120,000 to 420,000 SF
- Turnkey Design/Build Services Available

Utilities

- Memphis Light, Gas, & Water
 - Water: 12"
 - Sewer: 8"
 - Electric: 23KV 3-phase
 - Gas: 6"
- City of Memphis Police & Fire

Why Memphis?

With a world-class global logistics network and an integrated infrastructure, it's no wonder that Memphis - thanks to FedEx - has earned the title of America's Distribution Center. The Memphis economy is anchored by transportation, distribution, and logistics. With the ability to reach 75% of the United States population in a 2-day drive, companies enjoy the advantageous operating environment with a large pool of skilled and work-ready talent.



Major Companies in Memphis

Please contact for leasing information

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