



## 4539 Distriplex Drive W

Memphis, Tennessee 38118

### Property Features

- 54,000 square feet
- Approx. 15,618 SF office area (includes 3,394 SF mezz area)
- 3.07 acres
- 24' clear ceiling heights
- 200' (depth) x 250' (width)
- 40' x 41' 8" column spacing
- 10 - 8' x 10' dock high overhead doors
- 1 - 10' x 12' overhead door ramp
- 98 parking spaces
- Class IV sprinkler system
- Single-tenant, front park, front load, warehouse and distribution facility.
- City of Memphis - sewer
- Memphis Light Gas & Water - gas, electric & water
- Call for Lease Rate



For more information:

**Hank Martin, SIOR**

901 526 3100 • [hmartin@saigcompany.com](mailto:hmartin@saigcompany.com)

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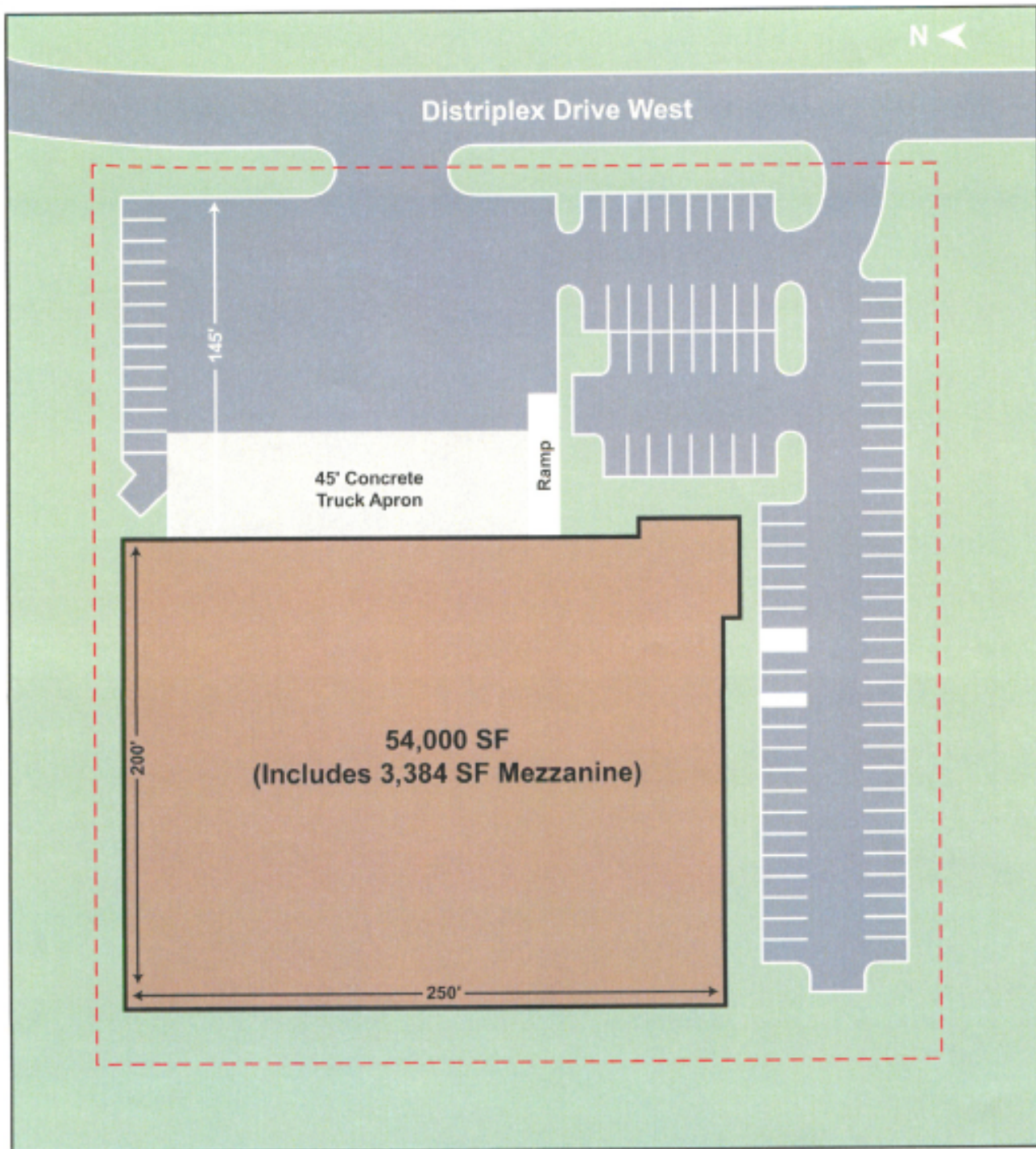
6263 Poplar Avenue Suite 150, Memphis, TN 38119

901 526 3100

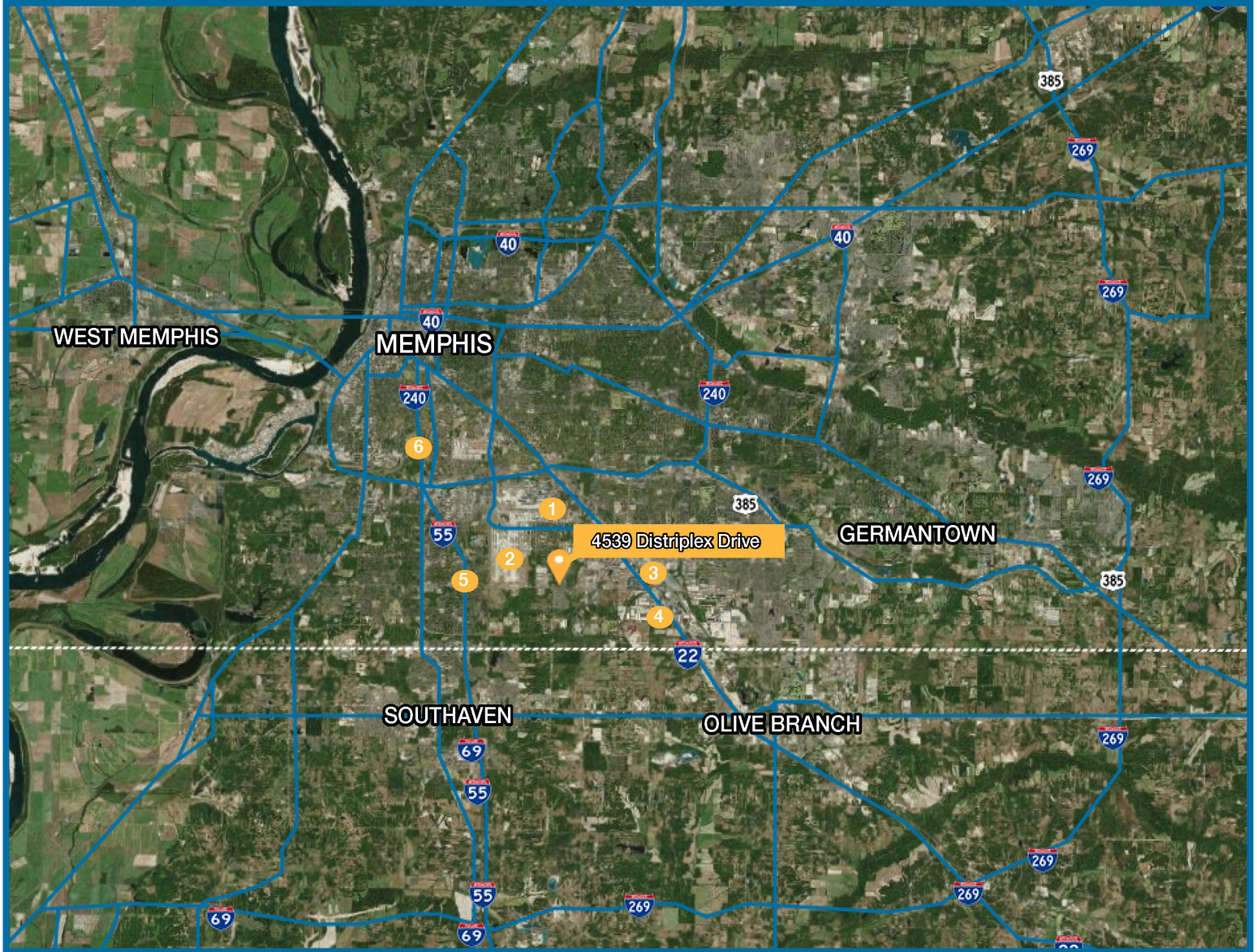
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For Lease

# Industrial



# DRIVE TIME



## Hubs

- |                    |            |
|--------------------|------------|
| 1. FedEx World Hub | 12 Minutes |
| 1. UPS Hub         | 12 Minutes |

## Intermodals

- |         |            |
|---------|------------|
| 3. BNSF | 13 Minutes |
|---------|------------|

## Airport

- |                                  |            |
|----------------------------------|------------|
| 2. Memphis International Airport | 11 Minutes |
|----------------------------------|------------|

## Interstates

- |           |            |
|-----------|------------|
| 4. HWY 78 | 8 Minutes  |
| 5. I-55   | 10 Minutes |
| 6. I-240  | 14 Minutes |

