



3278 Democrat Rd

Suite 2, Memphis, TN 38118

Available for Lease
45,000± SF | Prime Industrial



Yellow Outline Indicates Democrat Square Industrial Park

SITE
3278 Democrat Rd.

Suite Available



Suite 2
9 Dock
High Doors



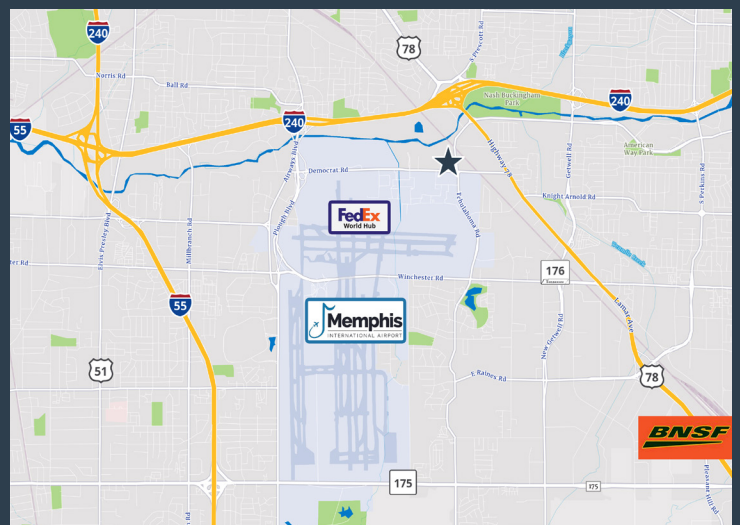
24'
Clear
Height



Next to
Memphis
Int'l Airport



Office Size
2,373 SF



Please contact

ELLIOT EMBRY, SIOR
Direct: 901 312 4902
Mobile: 901 634 2583
elliott.embry@colliers.com

COLLIERS
6363 Poplar Ave., Suite 220
901.375.4800
colliers.com/memphis

View Online



Building Features

Democrat Square Industrial Park	Wet sprinkler system
Southeast Memphis submarket	Building has security lights
Concrete-tilt construction	3-phase electrical
Front load docks	Next to FedEx World Hub
49' x 49' column spacing	Easy access to I-40, I-240, I-55 & I-22

Suite 2 Features

Suite 2 - 45,000± SF	Office - 2,373± SF
Warehouse - 42,627± SF	9 dock doors

Please contact

ELLIOT EMBRY, SIOR
 Direct: 901 312 4902
 Mobile: 901 634 2583
 elliot.embry@colliers.com



6363 Poplar Ave., Suite 220
 901.375.4800
 colliers.com/memphis



Faropoint

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Memphis

