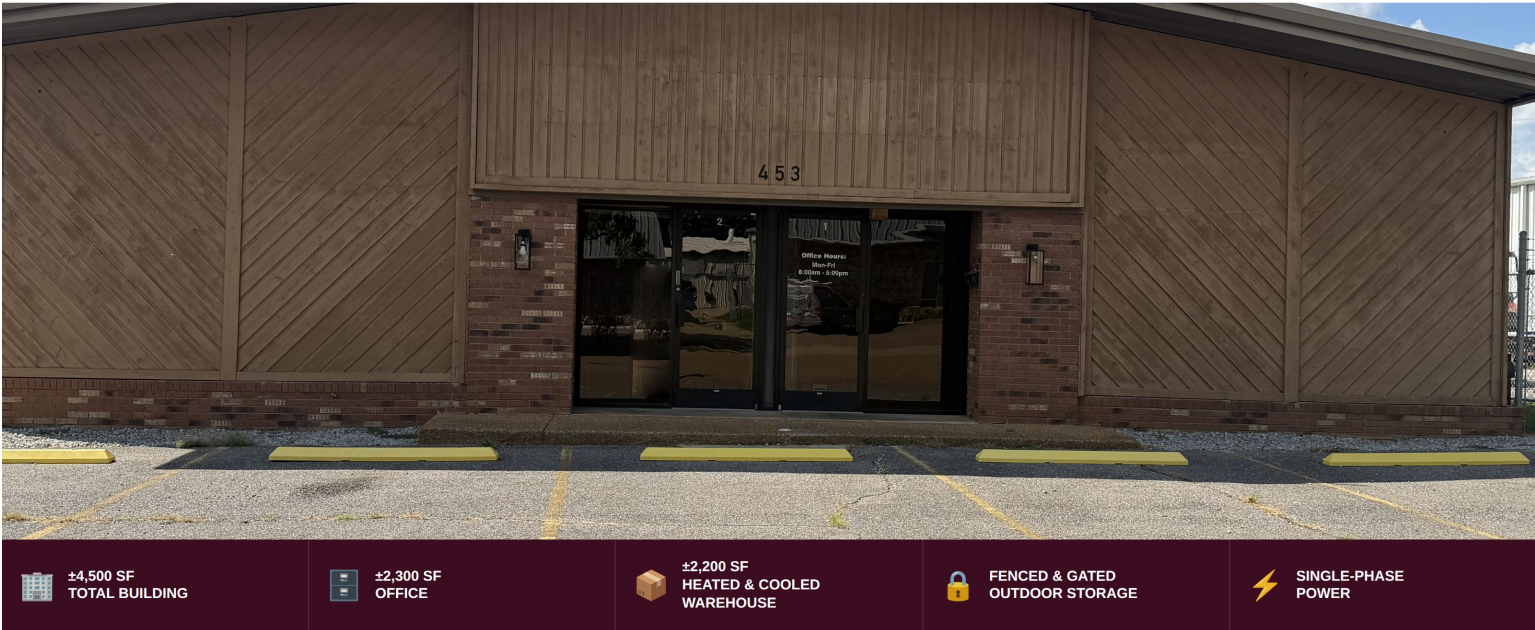


FOR LEASE

453 DISTRIBUTION PARKWAY

COLLIERVILLE, TN 38017

PROFESSIONAL OFFICE HEADQUARTERS
WITH HEATED & COOLED WAREHOUSE
OFFICE / WAREHOUSE FACILITY



±4,500 SF
TOTAL BUILDING

±2,300 SF
OFFICE

±2,200 SF
HEATED & COOLED
WAREHOUSE

FENCED & GATED
OUTDOOR STORAGE

SINGLE-PHASE
POWER

PROPERTY OVERVIEW

This well-maintained ±4,500 SF office/warehouse facility offers an ideal blend of professional office space and functional warehouse space in Collierville's established Distribution Parkway industrial corridor.

The office area includes two reception areas, seven private offices, one kitchen, and an additional area already prepared for a second kitchen or break room. Recent improvements include new carpet and cove base throughout the office and new tile in the kitchen and bathrooms.

The ±2,200 SF warehouse is fully heated and cooled and features 15' center clear height, 12' eave height, and two grade-level overhead doors.

Situated on a ±0.33-acre site with approximately 6,500 SF of paved parking and storage, including a fenced and gated outdoor area.

BUILDING SPECIFICATIONS

TOTAL BUILDING SIZE	±4,500 SF
OFFICE SIZE	±2,300 SF
WAREHOUSE SIZE	±2,200 SF (Heated & Cooled)
LEASE RATE	\$13.00 PSF NNN
LOT SIZE	±0.33 Acres
ZONING	Warehouse / Industrial
YEAR BUILT	1988
CONSTRUCTION	Metal Building w/ Wood Facade
POWER	Single-Phase
OVERHEAD DOORS	2 Grade-Level
CEILING HEIGHT	15' Center / 12' Eaves
PARKING / YARD	±6,500 SF Paved / Fenced & Gated

RECENT IMPROVEMENTS

- New carpet throughout the office
- New cove base throughout the office
- New tile in kitchen and bathrooms

WAREHOUSE FEATURES

- ±2,200 SF heated and cooled
- 15' center clear height
- 12' eave height
- Two grade-level overhead doors
- Climate controlled workspace

LEASE INFORMATION

- LEASE RATE: \$13.00 PSF NNN
- Tenant responsible for taxes, insurance, maintenance, and utilities



OFFICE FEATURES

- Two reception areas
- Seven private offices
- One kitchen
- Area for second kitchen/break room
- New carpet and cove base throughout
- New tile in kitchen and bathrooms



RILEY REED

Commercial Advisor |
Land & Investment Specialist

(901) 487-6861

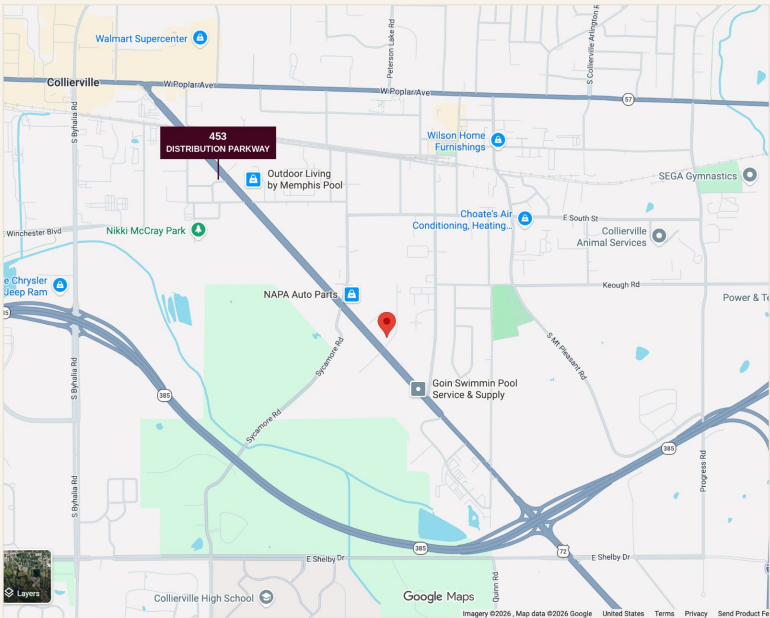
riley@mac-realtors.com

BERKSHIRE HATHAWAY
HOMESERVICES

McLEMORE & CO. REALTY

EXCELLENT ACCESS TO:

- ✓ Poplar Avenue (Hwy 57)
- ✓ Highway 72
- ✓ Highway 385
- ✓ I-269
- ✓ Memphis International Airport
- ✓ FedEx World Hub



The property sits directly along Hwy 72, which runs NW to SE through Collierville and connects to Hwy 57 (Poplar Avenue) to the north and the I-269/Hwy 385 interchange to the south.

TRAFFIC COUNTS

ROAD	VPD
Distribution Pkwy	4,050
Poplar Avenue (Hwy 57)	33,500
Highway 72	25,800
Highway 385	20,300

Source: TDOT 2023

NEARBY EMPLOYERS

FedEx World Hub	International Paper	Methodist Healthcare
Cordova Corrugating	Rogers Group	Ferguson