

# For Lease

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## Distriplex Business Park II

5633 Mineral Wells Road | Memphis, Tennessee

52,000 to 130,000 SF  
Available



New construction to be delivered Summer 2023



Located 5.4 miles from the state-of-the-art  
FedEx Ground Hub in Olive Branch, MS



Easily accessible to a significant labor pool

Developed by:



**SCANNELL**  
PROPERTIES

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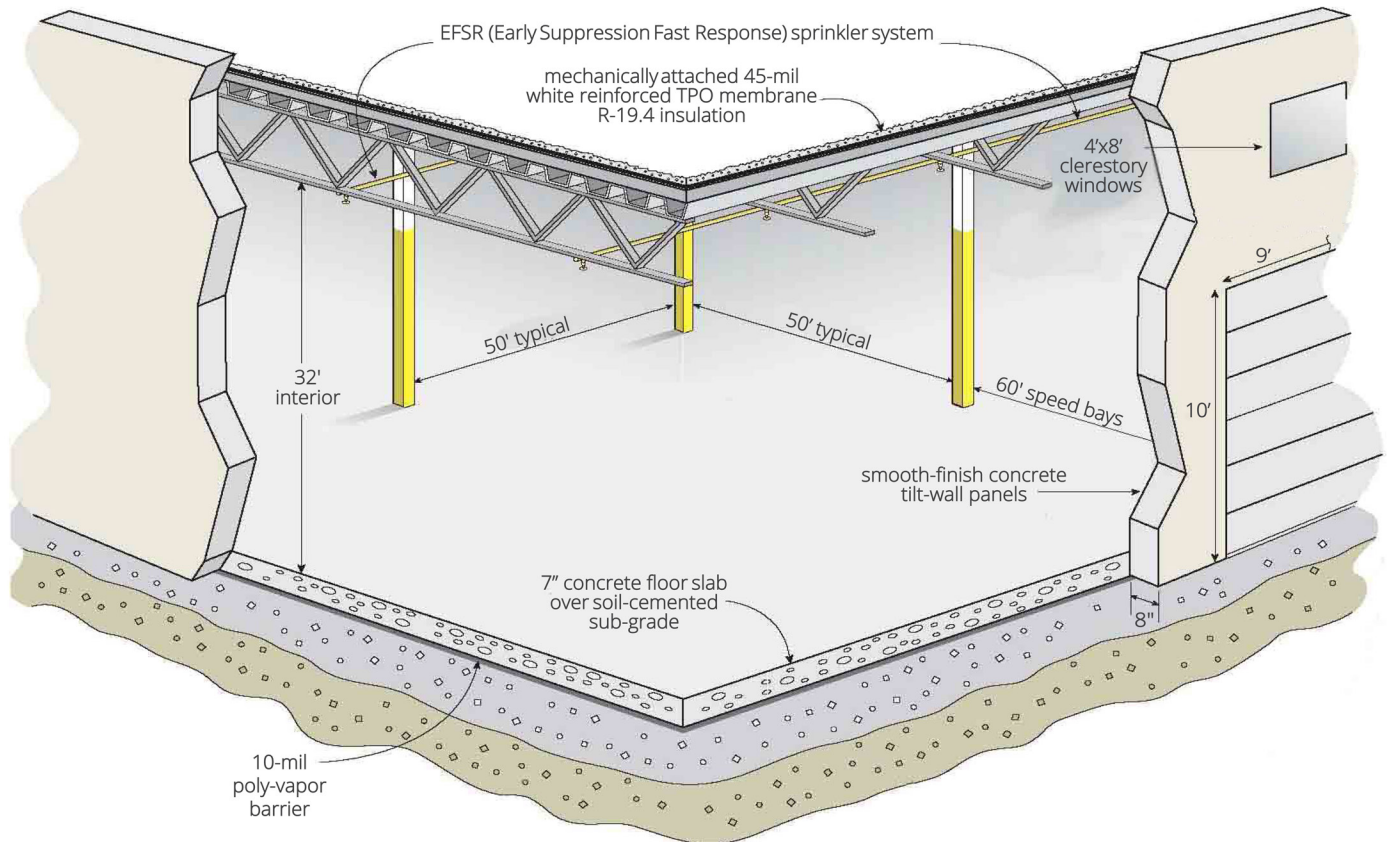
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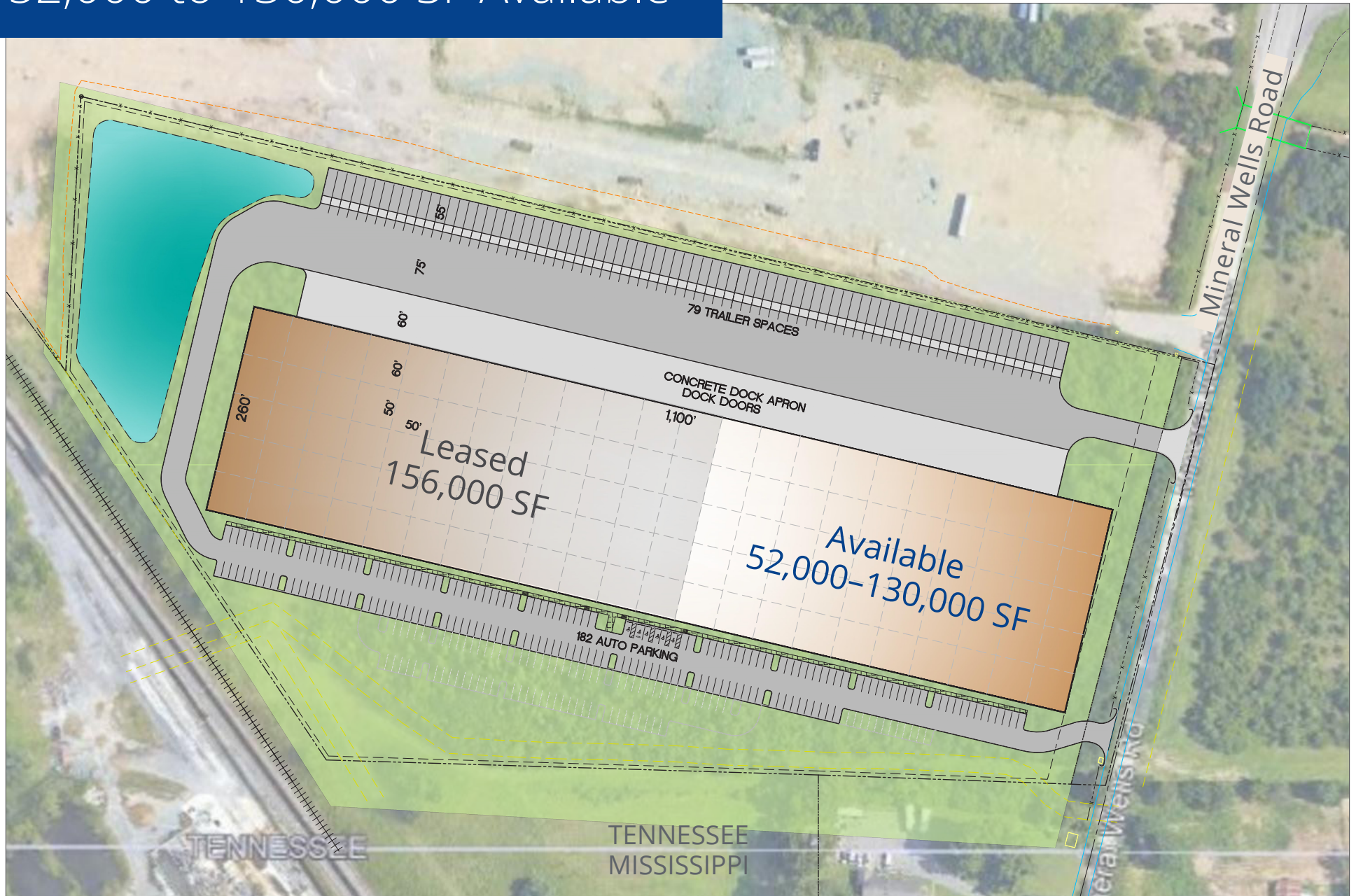
Accelerating success.

# Specifications

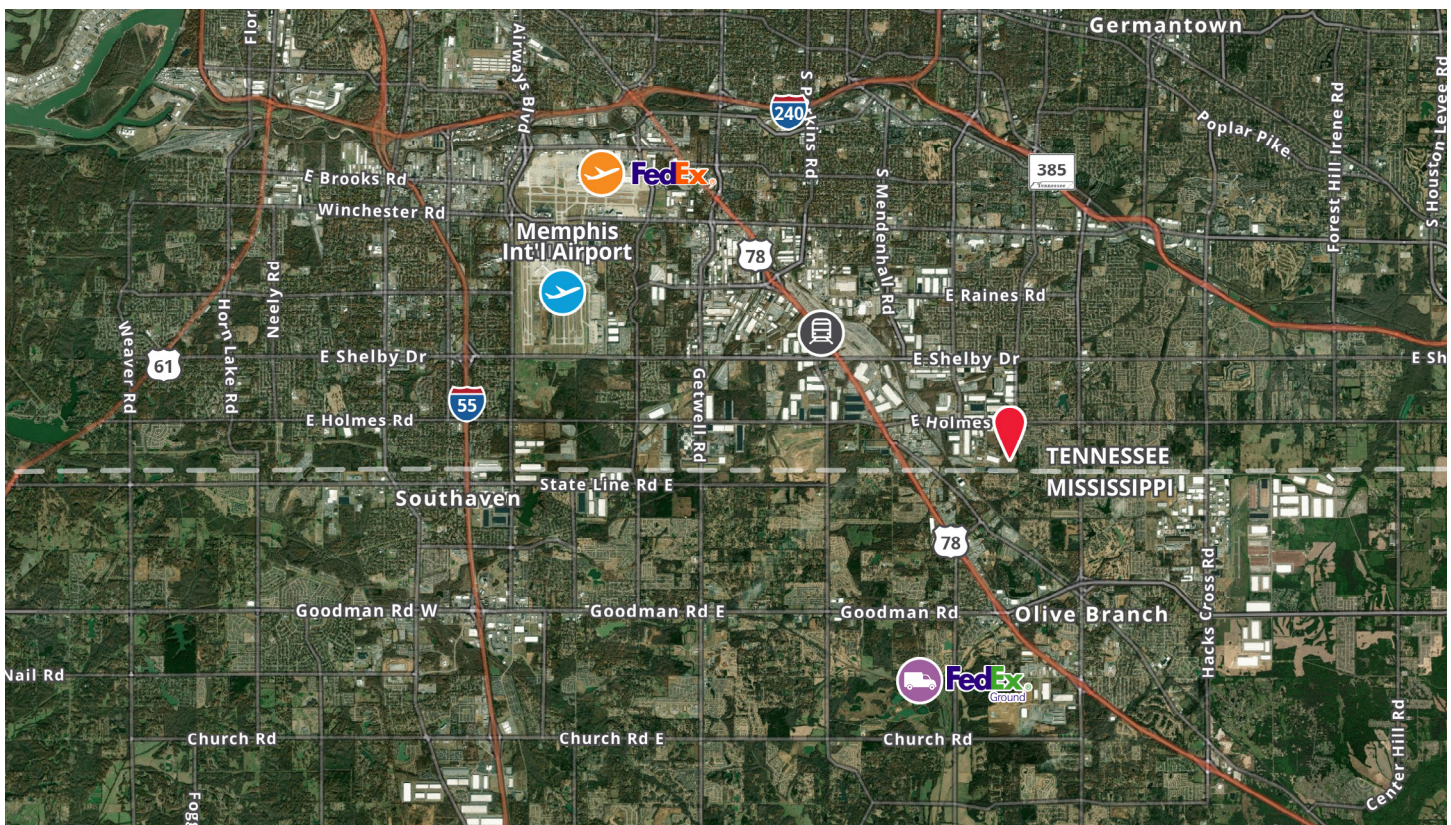
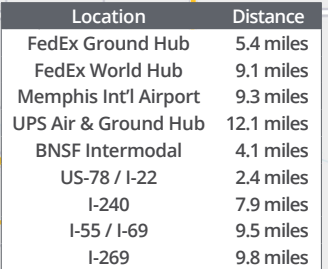


|                     |                                                                                                  |
|---------------------|--------------------------------------------------------------------------------------------------|
| Available           | 52,000 to 130,000 SF                                                                             |
| Building Size       | 286,000 SF                                                                                       |
| Office              | BTS                                                                                              |
| Delivery            | Summer 2023                                                                                      |
| Building dimensions | 260' x 1100'                                                                                     |
| Clear height        | 32'                                                                                              |
| Configuration       | rear load                                                                                        |
| Truck court depth   | 190'                                                                                             |
| Dock-high doors     | 27                                                                                               |
| Drive-in doors      | 1                                                                                                |
| Trailer parking     | 33                                                                                               |
| Auto parking        | 90                                                                                               |
| Sprinkler           | K-17 ESFR sprinkler heads                                                                        |
| Slab thickness      | 7" unreinforced slab / 4,000 psi                                                                 |
| Column spacing      | 50' x 50' typical / 60' speed bays                                                               |
| Lighting            | LED                                                                                              |
| Electrical          | 3,000 amps 480V 3-phase                                                                          |
| Roof                | mechanically attached 60-mil white reinforced TPO membrane<br>R-19 insulation / 20-year warranty |

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## Map | Aerial Detail



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## Contact



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## Our mission

Maximize the potential of property to accelerate the success of our clients and our people.



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