



3278 Democrat Rd

Suite 2, Memphis, TN 38118

Available for Lease
45,000± SF | Industrial



Yellow Outline Indicates Democrat Square Industrial Park

SITE
3278 Democrat Rd.

Suite Available



Suite 2
9 Dock
High Doors



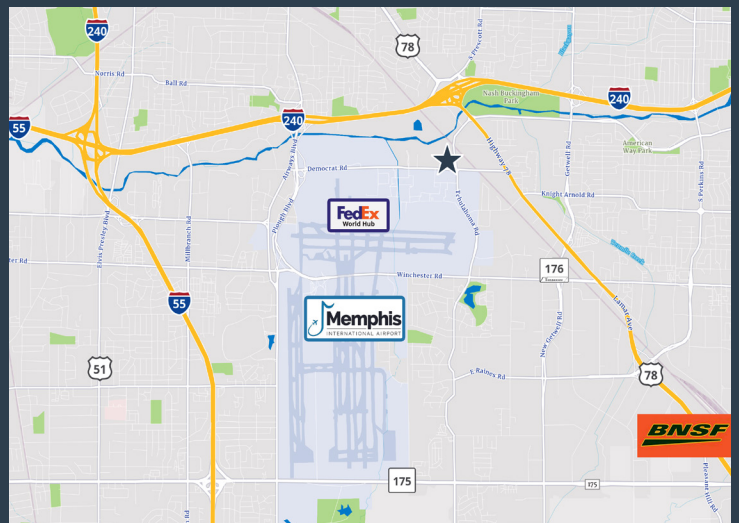
24'
Clear
Height



Next to
Memphis
Int'l Airport



Office Size
2,373 SF



Please contact

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Building Features

| | |
|---------------------------------|---|
| Democrat Square Industrial Park | Wet sprinkler system |
| Southeast Memphis submarket | 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 |
| 2,600± SF cooler | 9 dock doors |

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