

FULLY CONDITIONED INDUSTRIAL BUILDING

3131 APPLING ROAD

BARTLETT, TN 38133



CUSHMAN &
WAKEFIELD



COMMERCIAL
ADVISORS

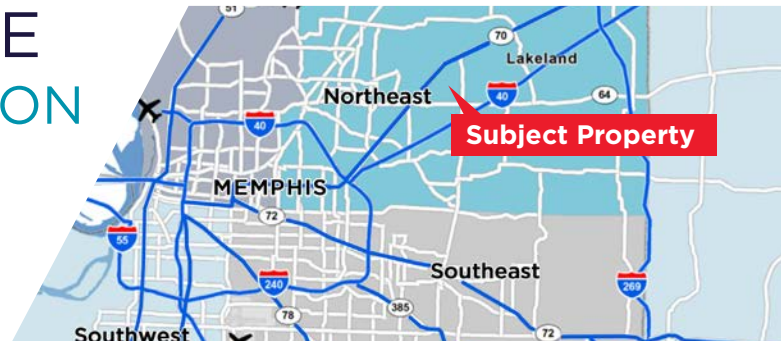
LEASE OPPORTUNITY



+/- 16,800 SF AVAILABLE
PRIME NORTHEAST LOCATION

PROPERTY HIGHLIGHTS

- 23' clear height
- 1,200+/- sf office
- Two dock doors (one with a pit leveler)
- One 10' x 12' drive-in door



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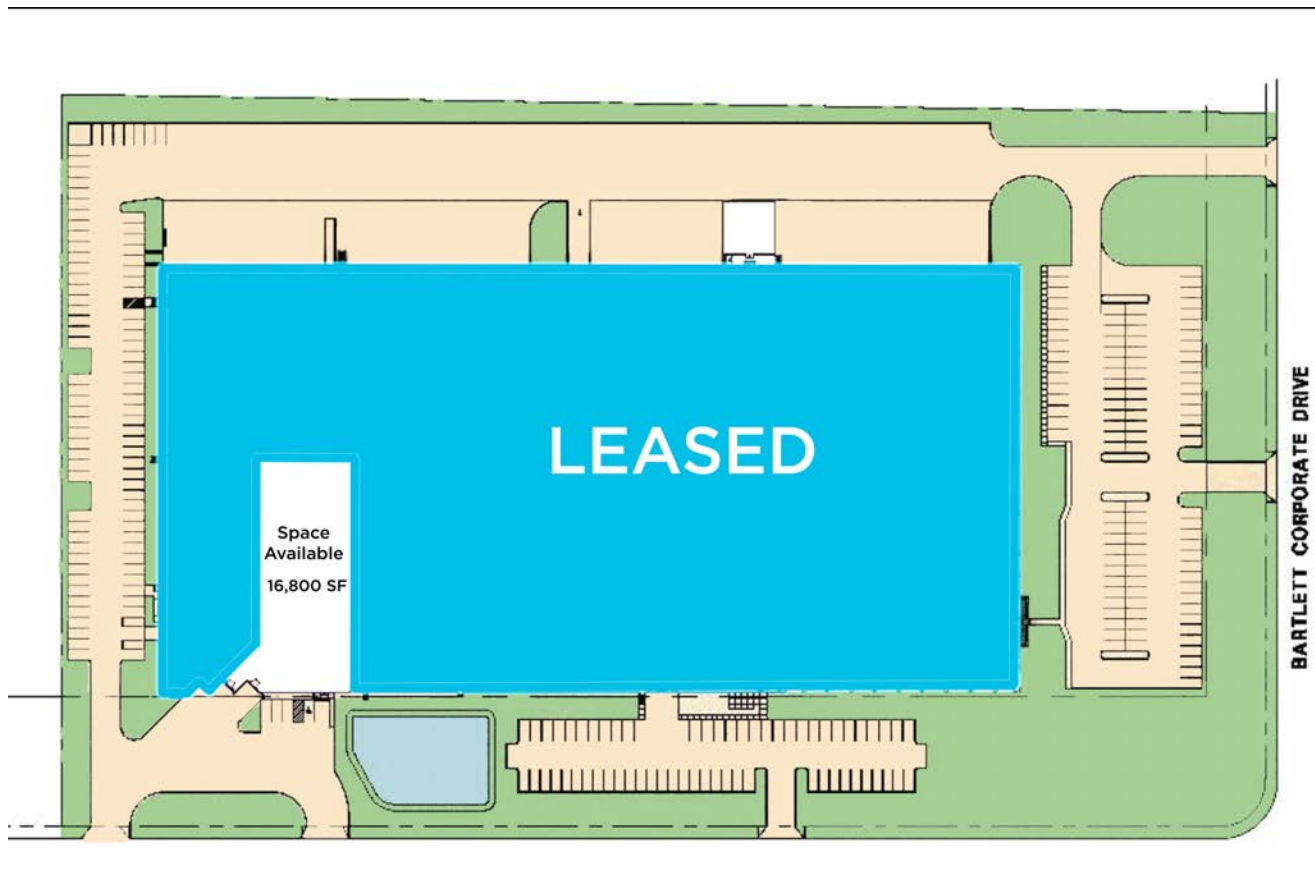
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SPACE AVAILABLE



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3131 APPLING ROAD



LEASE OPPORTUNITY



28 MINS 21 MILES	31 MINS 19 MILES	6 MINS 2 MILES	10 MINS 5 MILES	30 MINS 25 MILES	40 MINS 24 MILES	30 MINS 27 MILES
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CITY OF BARTLETT INFORMATION

About Bartlett, TN



Located in the geographic center of Shelby County, Bartlett sits directly adjacent to Memphis in southwest Tennessee and remains one of the region's most desirable suburban communities. Residents enjoy convenient access to Interstates 40 and 240, along with U.S. Highways 64, 70, and 79, providing quick connectivity to the entire Memphis metro area and the FedEx Global Hub. Quality-of-life amenities include the highly rated Bartlett City Schools, several private schools, multiple childcare centers, and a wide range of parks and recreational facilities. The City of Bartlett operates Singleton Community

Center, the Bartlett Recreation & Fitness Center, Bartlett Performing Arts & Conference Center, Bartlett Senior Center, and 24 city parks, offering robust programming for families and active adults. Bartlett is consistently ranked among Tennessee's largest cities, with a population of approximately 57,000 and a median household income of roughly \$100,000. In recent years, the Bartlett area has experienced hundreds of millions of dollars in new capital investment and significant job growth across key sectors.

Source: business.bartlettchamber.org

Business & Workforce

Northeast Shelby County offers one of the strongest and most reliable labor markets in the Memphis metropolitan area—recognized for its skilled workforce, educational attainment, and strong work ethic. Employers benefit from a broad mix of technical, professional, and managerial talent supported by regional higher-education institutions and the Tennessee College of Applied Technology (TCAT) Bartlett campus. The region's economic base is anchored by major primary industries, including medical device manufacturing, pharmaceuticals, healthcare, logistics, hospitality, agribusiness/food processing, IT services, and general electronics. Many companies located along the I-40 Corridor operate as regional, national, or international headquarters, with several homegrown firms having expanded into multi-million- and billion-dollar operations. The area continues to foster strong entrepreneurial growth, with a workforce exceeding 180,000 across the northeast Shelby County trade area. Educational attainment remains high: more than 90% of residents hold a high school diploma, and over 50% possess college experience, including associate, bachelor's, and advanced degrees—reflecting a diverse, educated, and highly dependable labor pool.



[Click here](#) for a list of medical device companies in Bartlett

[Click here](#) for map of medical device companies in Bartlett

Source: business.bartlettchamber.org

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LEASE OPPORTUNITY

PRIME LOCATION

NATIONAL DRIVE TIME

1-DAY DRIVE

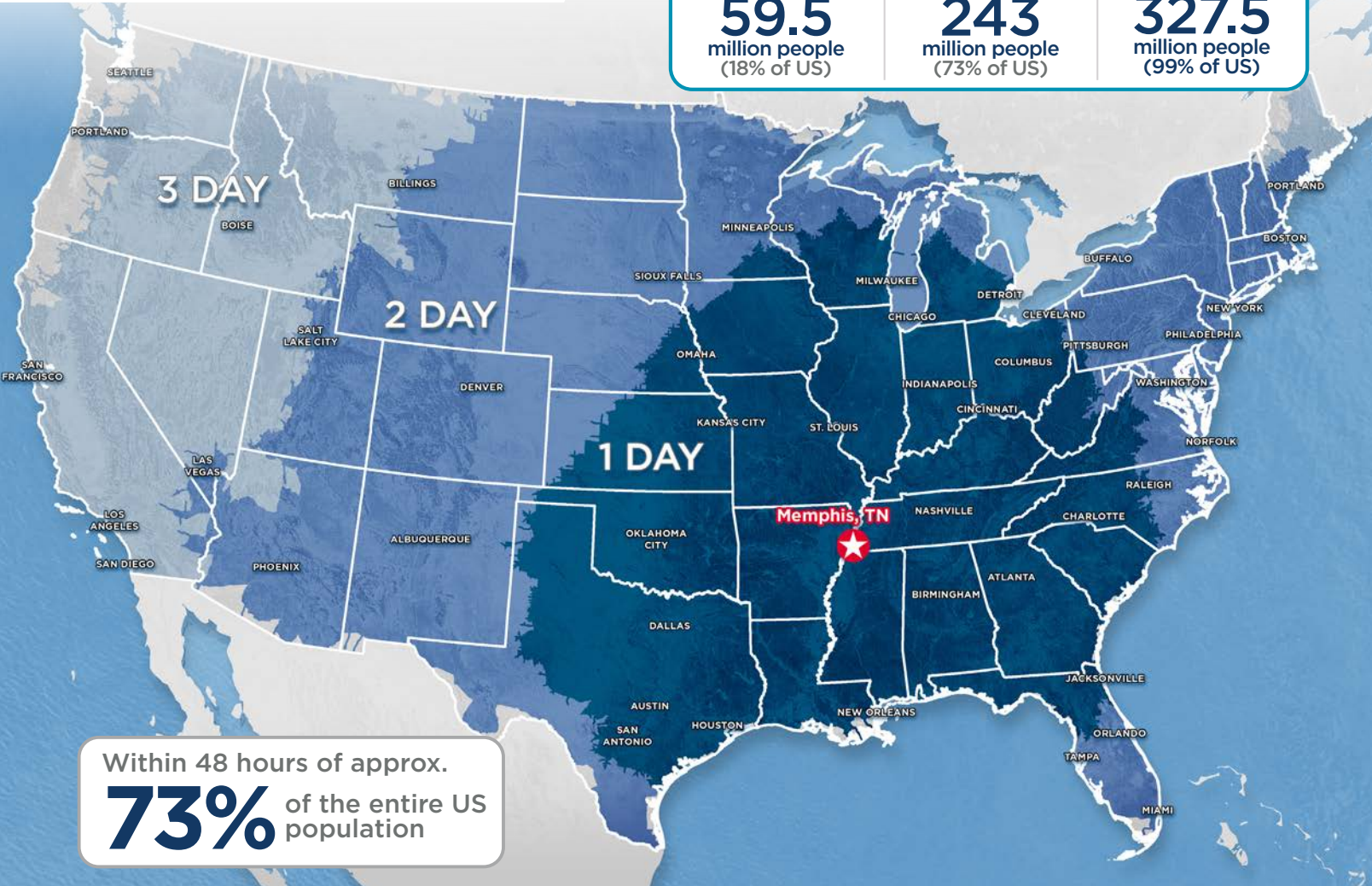
59.5
million people
(18% of US)

2-DAY DRIVE

243
million people
(73% of US)

3-DAY DRIVE

327.5
million people
(99% of US)



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Cargo
Airport in
the US



3rd

Busiest
Trucking
Corridor



5

Class 1
Railroads



5th

Largest
Inland
Port in
the US

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