



# 3338-3352 Democrat Rd.

Suite 3350 Memphis, TN 38118

Available for Lease  
24,000± SF | Prime Industrial



## Suite Available



**Suite 3350**  
2 - dock high doors  
1 - drive-in ramp



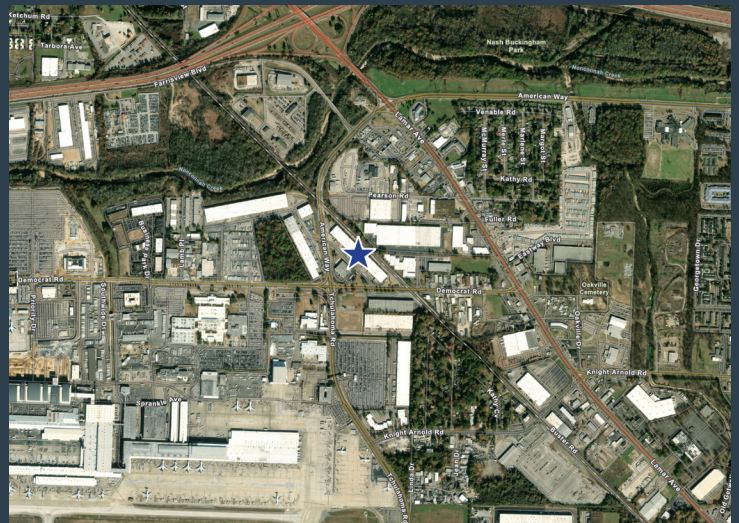
18'  
Clear  
Height



Easy Access to  
I-40, I-240, I-55 &  
I-22 (Hwy. 78)



Next to  
Memphis  
Int'l Airport



### 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

28' x 40' column spacing

On-site nighttime security

Next to FedEx World Hub and Memphis Int'l Airport

Easy access to I-40, I-240, I-55 & I-22 (Hwy. 78)

Southeast Memphis Submarket

## Suite 3350 Features

Suite 3350 - 24,000± SF

Warehouse - 21,548± SF

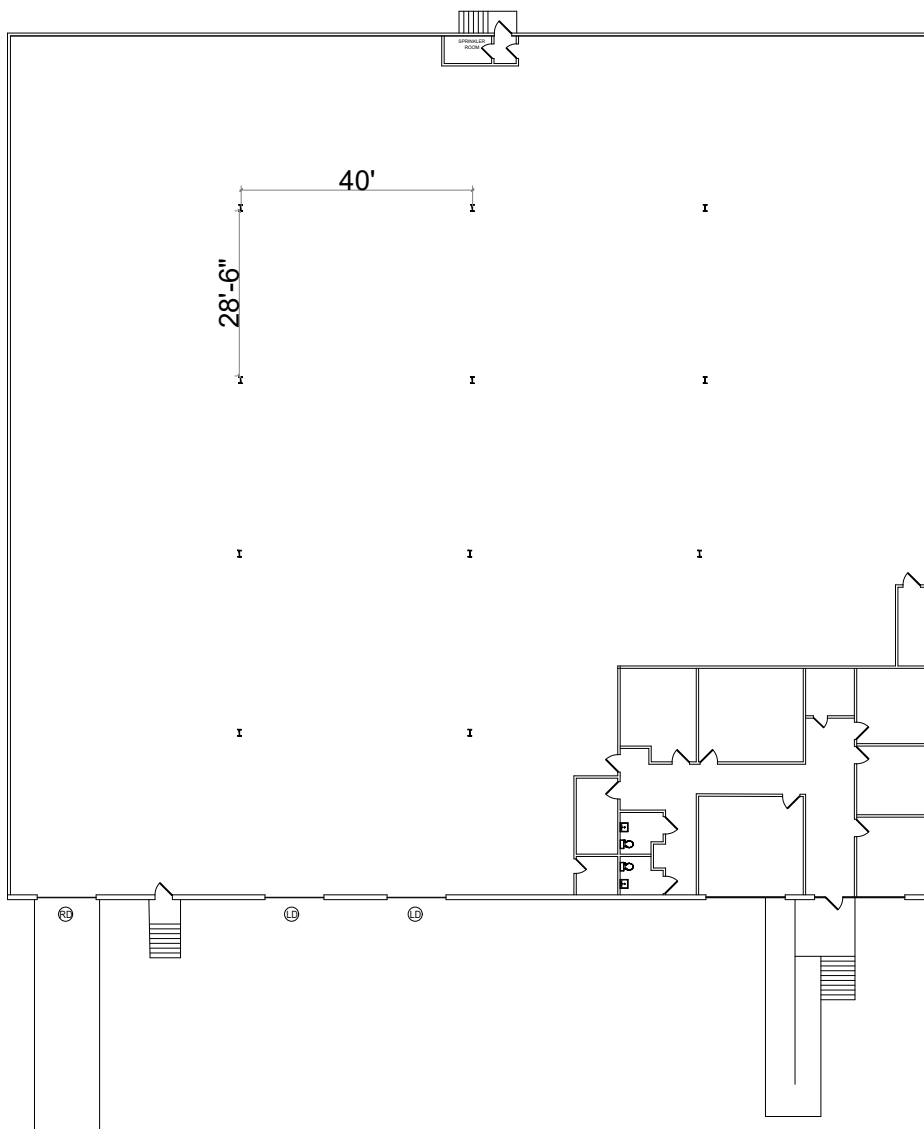
Office - 2,452± SF

18' clear height

2 - dock doors

1 drive-in ramp

## Suite 3350 Floorplan



## Please contact

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



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

