

INDUSTRIAL SPACE FOR SUBLEASE

CHICKASAW

DISTRIBUTION CENTER BLDG A

5950 FREEPORT AVE | MEMPHIS, TN 38141

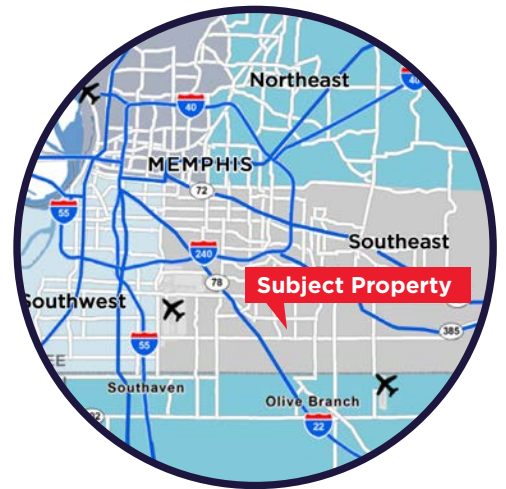


PROPERTY HIGHLIGHTS

16,800 SF SUBLEASE AVAILABLE

Building Highlights:

- Located in the master-planned Chickasaw Distribution Center, developed by IDI
- Between Shelby Dr and Holmes Rd, providing quick access to key logistics drivers BNSF Intermodal, Highway 78 and the Memphis International Airport
- Roving security dedicated to the park
- Attractive building design with storefront entry
- 108,250 SF total building
- 24' clear height



Space Highlights

- 16,800 SF available through 12/31/2029
- +/- 1,254 SF office area, including breakroom
- 24' clear height
- ESFR sprinkler system
- 5 dock-high doors, all with lights and seals, and 4 with pit levelers
- 2 HVLS fans
- 210' building depth
- 40' x 40' column, with 50' speedbay

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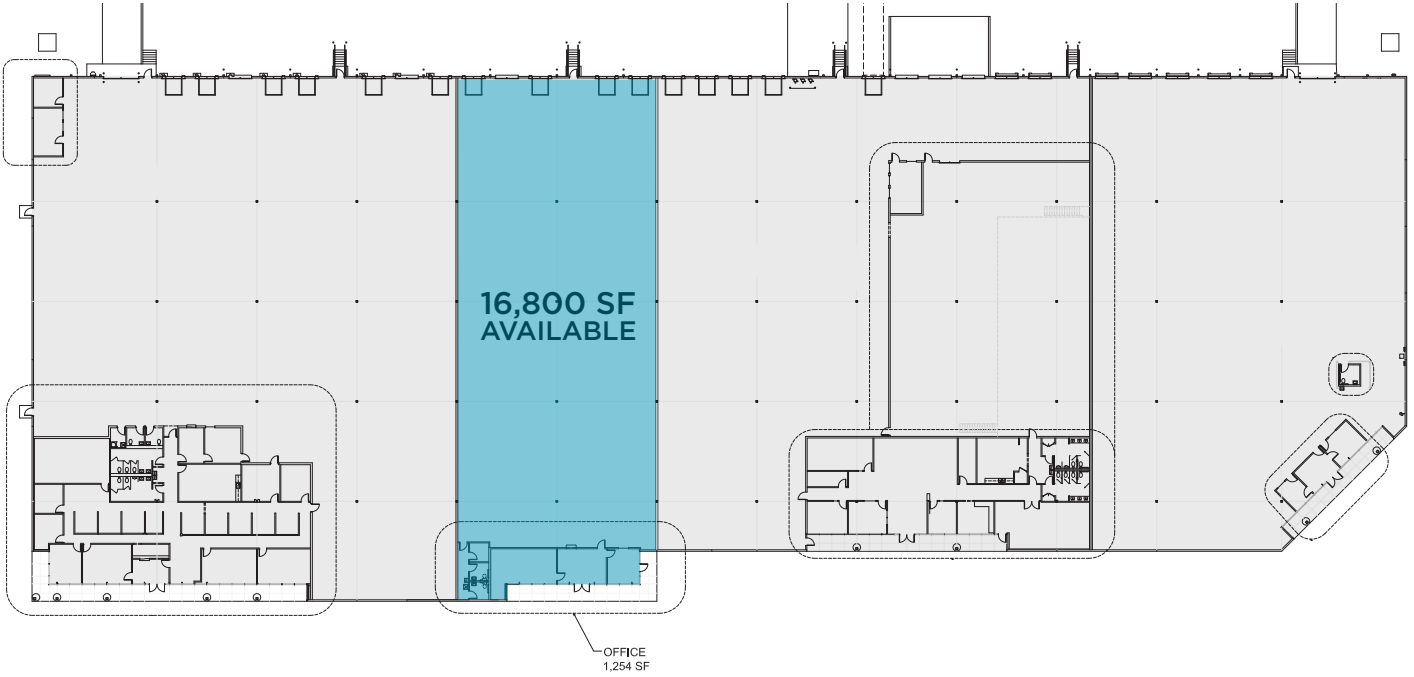
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SITE PLAN



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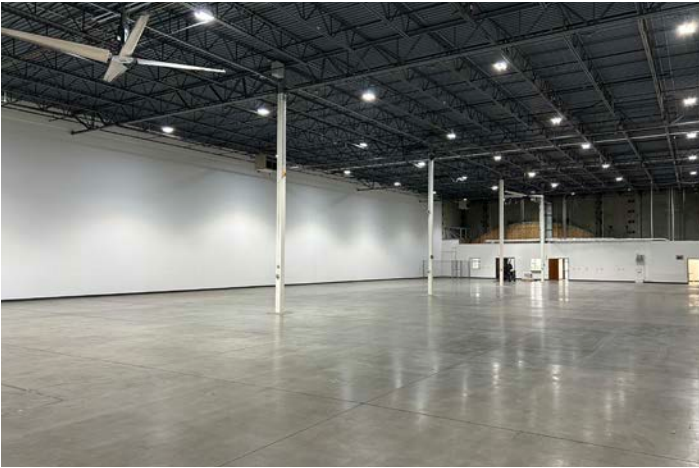
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THE PROPERTY



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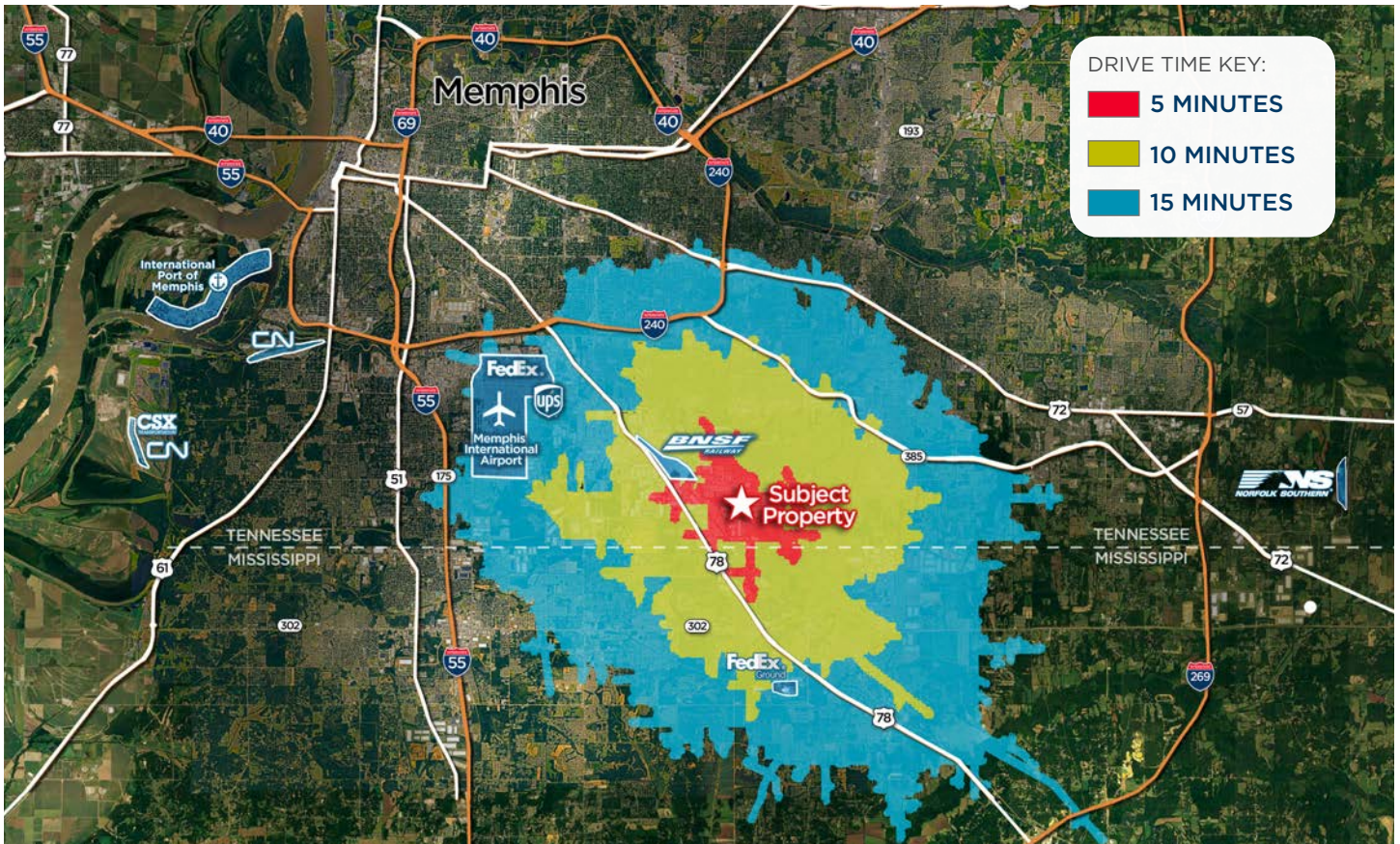
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DISTRIBUTION CENTER **BLDG A**

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DRIVE TIME MAP



DRIVE TIME KEY:

- 5 MINUTES
- 10 MINUTES
- 15 MINUTES

Greater than 90% of the world's GDP is within 72 hours of Memphis
 75% of the U.S. population is within a 2 day drive (22 hours)

 						 <small>Ford's \$5.6 Billion Blue Oval City</small>
16 MINS	7 MINS	18 MINS	16 MINS	21 MINS	10 MINS	48 MINS
7 MILES	3 MILES	11 MILES	8 MILES	33 MILES	9 MILES	43 MILES

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