

FOR LEASE

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45,000 SF Available

Includes 21,000+ SF of Refrigerated & Freezer Space

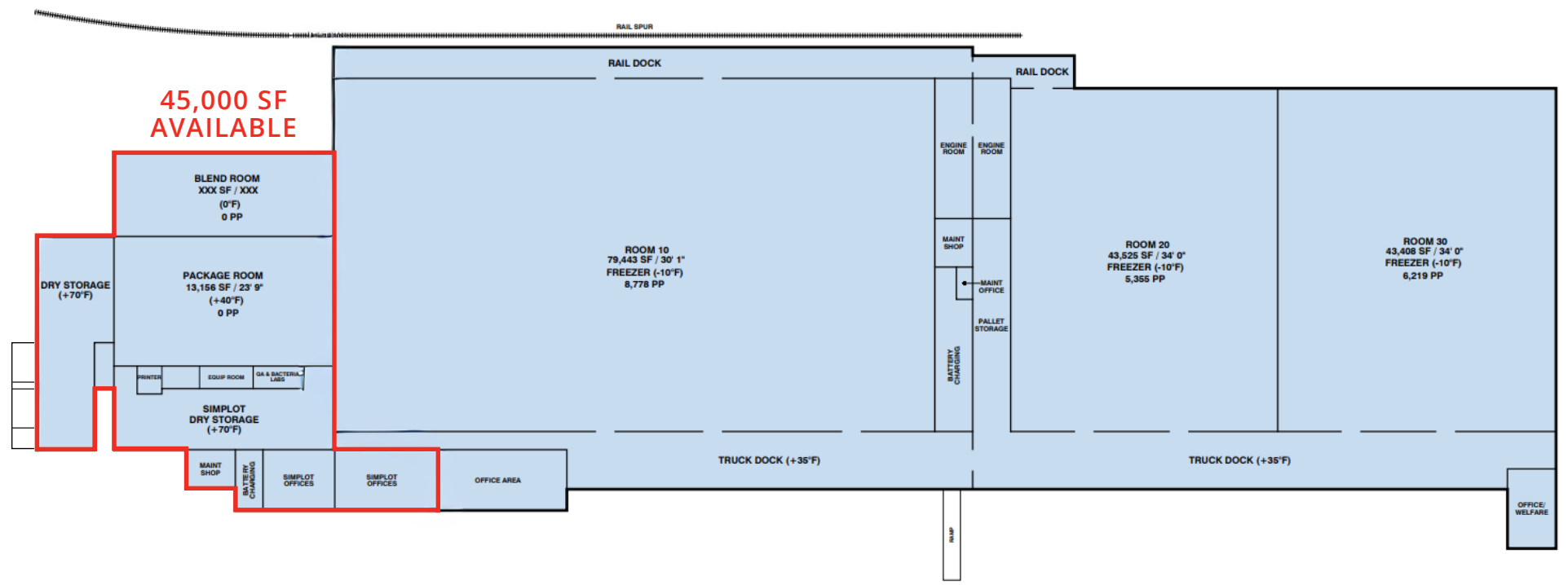
1651 S. Airport Road | West Memphis, AR 72301

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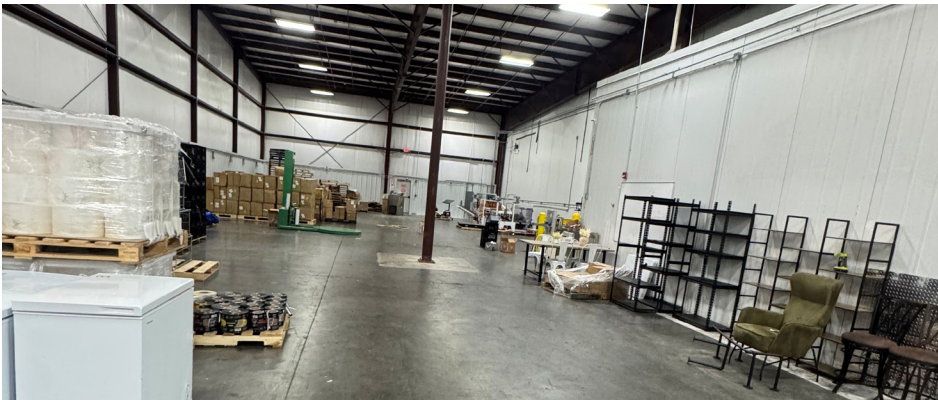


SITE PLAN & SPECIFICATIONS



Building Size	252,075 SF
Available Space	45,000 SF
Warehouse	18,200 SF
Refrigerated Space	13,000 SF
Freezer Space	8,300 SF
Office	5,500 SF
Clear Height	23' clear minimum
Dock-High Doors	three (3)
Drive-In Doors	one (1)
Year Built	1985 / renovated 1995

PROPERTY PHOTOS



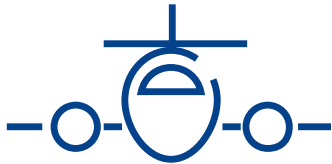
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MEMPHIS METRO ADVANTAGE

Logistics & Transportation Infrastructure with National Reach

Memphis is one of the nation's premier logistics and distribution hubs, offering unmatched connectivity via air, rail, road, and river. The region is anchored by Memphis International Airport—home to the world's busiest cargo airport—and a central U.S. location that enables efficient access to major population centers. Properties located within the broader Memphis region, including West Memphis, Arkansas, benefit from this connectivity while offering access to the same logistics infrastructure and labor pool.



RUNWAY

World's 3rd busiest cargo airport



RAIL

5 Class I railroads



ROAD

Access via I-40, I-55, and I-69



RIVER

Mississippi River access

The market benefits from a robust transportation infrastructure, including five Class I railroads, immediate access to key interstate corridors, and the Mississippi River, supporting a wide range of supply chain and distribution operations.

Combined with a large and reliable labor force, competitive operating costs, and a pro-business environment, Memphis continues to attract national and regional users seeking efficient and scalable industrial solutions.

- Central U.S. location with national reach
- Access to 75% of U.S. population within two days
- Home to FedEx World Hub and FedEx Global Headquarters
- Memphis International Airport, world's 3rd busiest air cargo airport
- One of only four U.S. cities served by five Class I railroads
- Mississippi River barge access
- Competitive labor and operating costs