



**Raines
Distribution
Center 66,000 -
433,000 SF**

Leasing Agent
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Property Highlights

- 66,000 SF - 433,000 SF Available
- 110' Truck Court
- Rail Service Available
- Cross-Dock Configuration
- 50' x 50' Column Spacing
- ESFR Fire Suppression System

Property Overview

This 658,820-square-foot facility features durable concrete tilt-up construction with a poured concrete slab foundation and a flat roof. Key features include 100% sprinkler fire protection, separate electrical metering for tenants, fluorescent lighting, and adequate restroom facilities, with security provided through exterior and interior monitors.

Location Overview

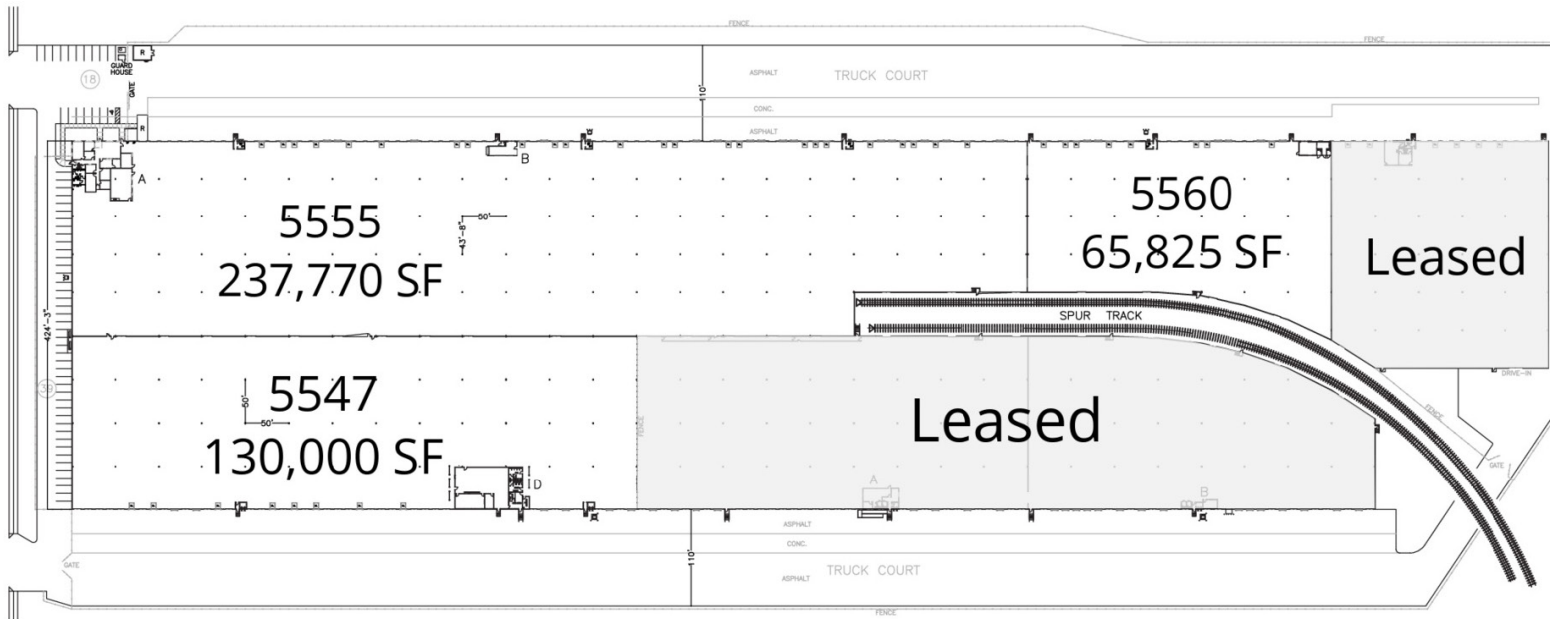
Located at 5555 E. Raines Road at the intersection of Raines Road and Clarke Road, this functional distribution building lies within Memphis's most established industrial submarket less than 10 miles from the Memphis International Airport, the busiest air cargo airport in the U.S. Additionally, it enjoys immediate access to the largest rail center in the U.S. and the largest port on the Mississippi.

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LEGEND

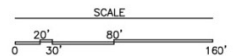
WM	RAILROAD
WM	WATER METER
GM	GAS METER
EM	ELECTRIC METER
EP	ELECTRIC PANEL
TP	TELEPHONE PANEL
PP	POWER POLE
---	FENCE
---	PROPERTY LINE
SV,SR	SPRINKLER VALVE, RISER
FH	FIRE HYD.
R	RAMP

BUILDING SUMMARY

AREA	658,820 sq. ft.
LAND AREA +/-	1,244,970 sq. ft.
CONSTRUCTION	Tilt Wall
CLEAR HEIGHT +/-	22'
BAY SPACING	50'W x 50'D
LIGHTING	T-5
SPRINKLER	100%
SLAB +/-	6"

SPACE SUMMARY

SPACE NO.	AREA +/-	OFFICE AREA +/-	TRUCK DOORS	RAIL DOORS
5553	161,216	A-975 B-125	58	8
5547	130,000	3,915	43	0
5555	237,770	A-3,888 B-475	76	3
5560	65,825	594	21	4
5565	64,009	780	17	1





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