

FOR LEASE

9,000 SF Flex/Office

Four Drive in Doors



3095 Stonebrook Circle Memphis, TN 38116

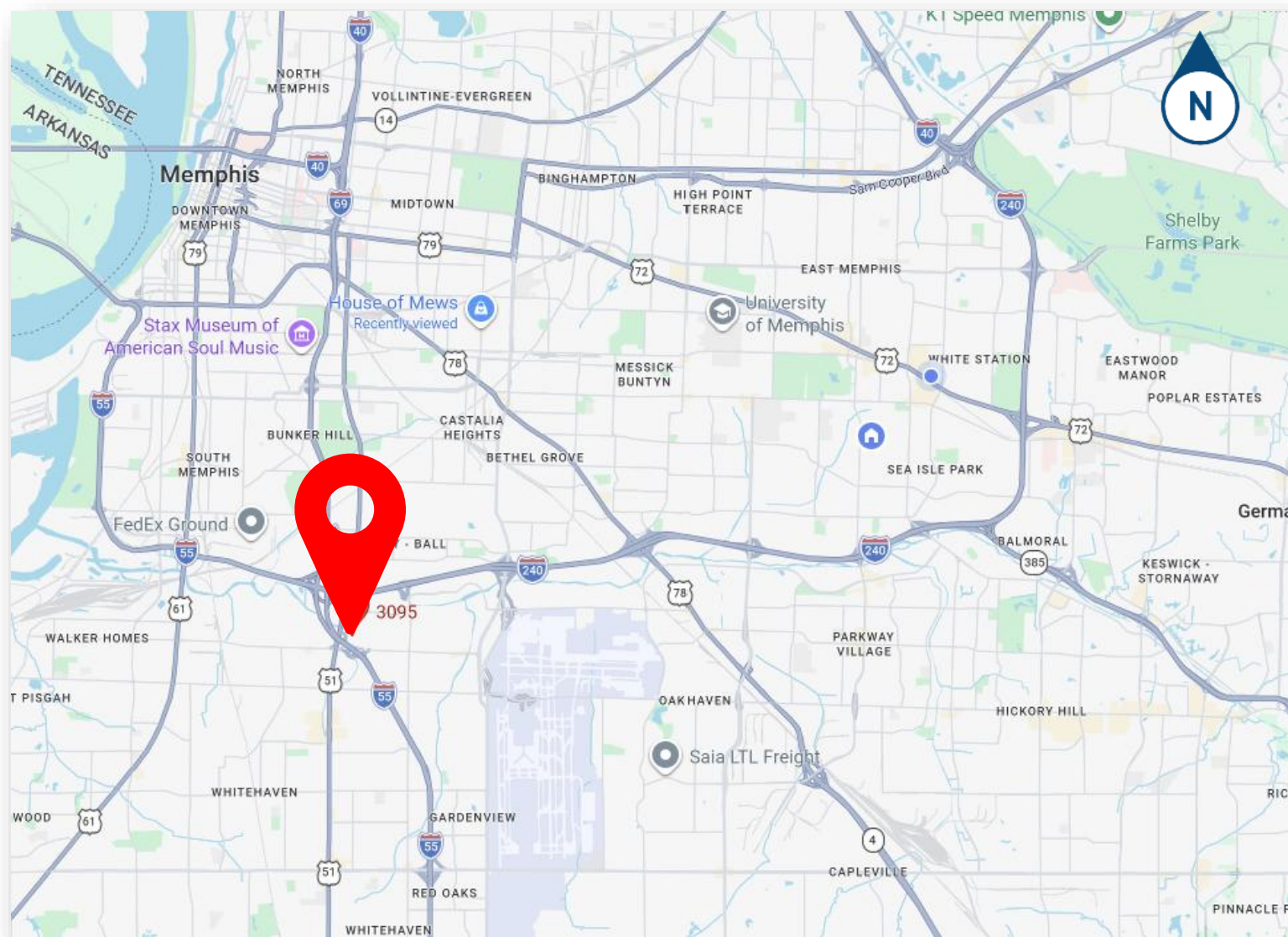
\$6,500/month Modified Gross

Total building: 9,000 SF +/- on a 0.59 acre Lot

- Expandable Warehouse
- Existing Buildout is approximately 85% of office area which can be demolished to have more warehouse space.

□ Proximity to I-55 and I-240 and Memphis International Airport.

□ Zoned EMP



Disclaimer: All information contained herein is from sources deemed reliable, however, no representation or warranty is made to the accuracy of the information.



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SPEC SHEET

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Memphis, TN 38116

Property Type	Flex Building
Total Rentable Area	9,000 SF +/-

WAREHOUSE AREA

Square Footage:	Expandable
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Existing Buildout is approximately 85% of office area which can be demolished to have more warehouse space.

Drive-in doors:	4
Clear height:	14' clear height

Parking:	Front parking Fenced lot on back
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OFFICE AREA

Square Footage:	7,500 +/- SF
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Offices can be demolished to expand the warehouse area or keep current buildout.

AC:	Yes
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- Office Layout:
- Large Lobby/reception area
 - 26 Private Offices
 - 1 large conference room (seats 15 + people)
 - 1 conference room (sits 8-10 people)
 - Breakroom
 - IT Room
 - 6 private restrooms M/W



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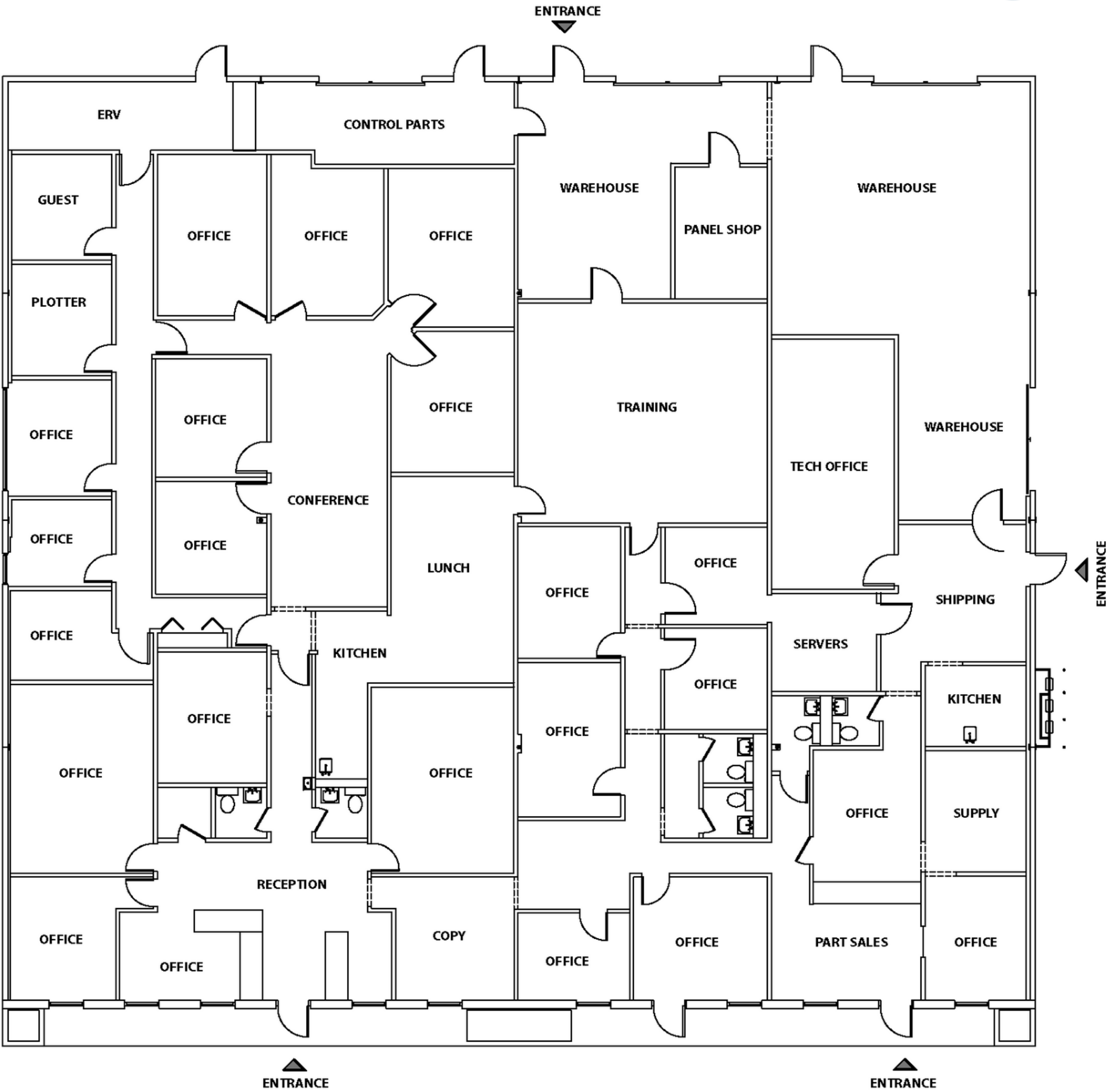


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Building Layout



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