



# 3338-3352 Democrat Rd.

Suite 1, Memphis, TN 38118

Available for Lease  
12,000± SF | Prime Industrial



## Suite Available



**Suite 1**  
2 - 10'x10'  
dock high doors  
1 - drive-in ramp



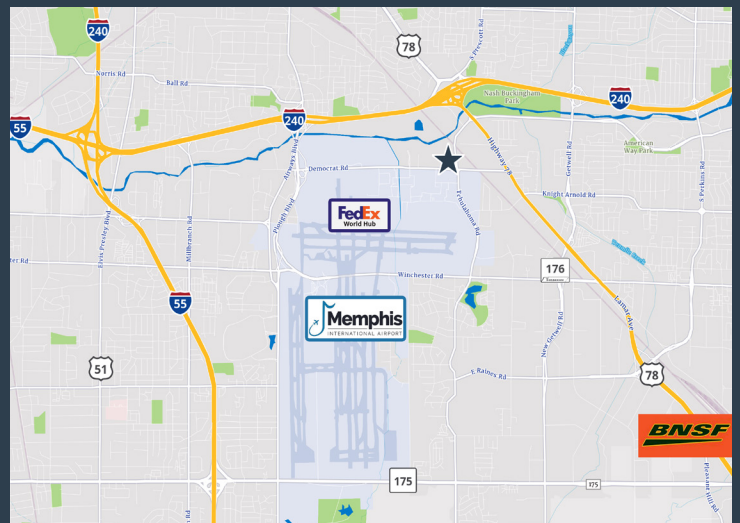
20'  
Clear  
Height



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



Next to  
Memphis  
Int'l Airport



### Please contact

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

View Online



## Building Features

29' x 40' column spacing

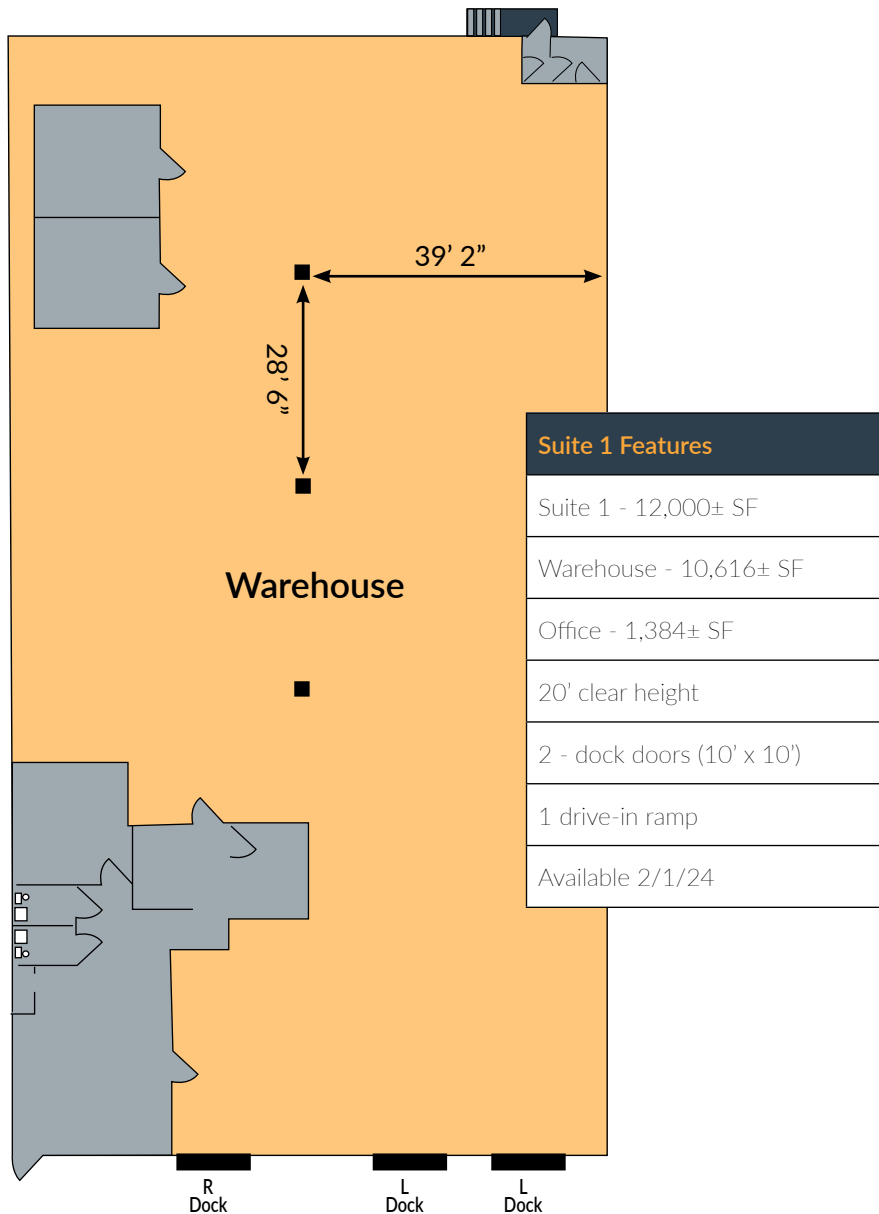
On-site nighttime security

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 1 Floorplan



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