



# 4895 Citation Drive

Memphis, Tennessee

## Key facts

Property type	Industrial space
Building size	400,232 SF
Space available	163,632 SF



## Property Features

Approximately 13,000 SF of office

32' clear height

Cross docked with 29 dock doors

T-5 lighting

TPO Roof: installed in 2018

ESFR sprinkler system

## Additional information

- 163,632 SF – Available: 2/1/2025 • Office: Approximately 13,000 SF • 29 Dock Doors (fully equipped) • 2 Drive-In Doors
- 236,600 SF – Available: 4/1/2025 • Office: Approximately 12,000 SF • 40 Dock Doors (fully equipped) • 1 Drive-In Doors

## Property highlights

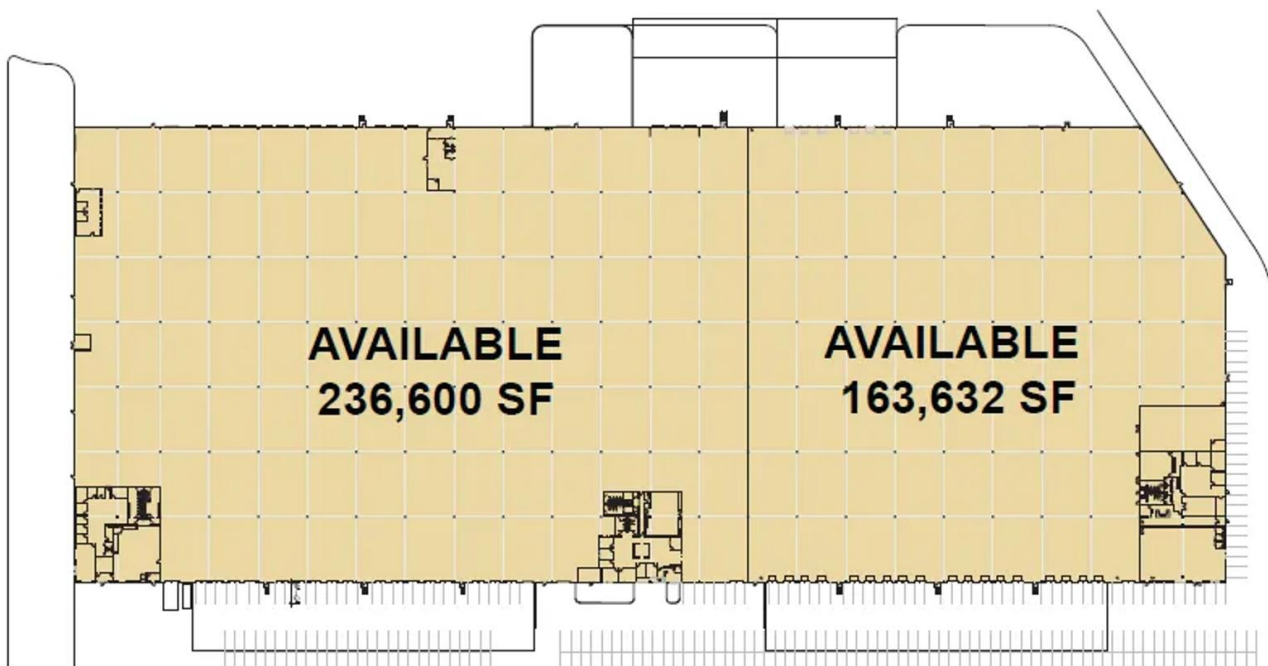
01

**Less than 1 Mile to BNSF Intermodal Terminal**

02

**4.5 Miles from the FedEx Hub / Memphis International Airport**

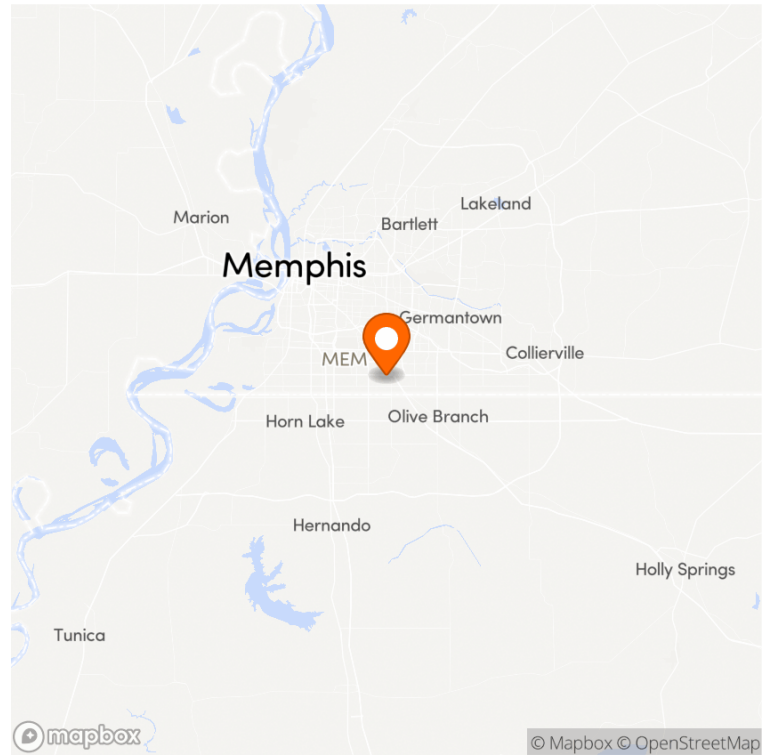
## Photos and floorplans



## Location

### Population

Total Population	399,566
Total Labor Force	222,084
Unemployment Rate	
Median Household Income	\$59,600
Warehouse Employees	3,023
High School Education	66.9%



## Contact us

Learn more about this property or schedule a tour by reaching out to our local investment and leasing officer.



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