

FOR LEASE
Build-to-Suit +/- 225,000 SF



DISTRIPLEX FARMS, SITE 3

Property Features

- 225,000 SF
- 14.42 Acres
- Office BTS
- 32' minimum clear height
- 250' (depth) x 900' (width)
- 50' x 50' column spacing
- BTS dock high doors
- BTS grade level
- Up to 263 auto parking spaces
- 25 trailer parking spaces
- Truck court - 130'
- ESFR Sprinkler
- Warehouse and distribution facility
- City of Memphis - sewer Memphis Light Gas & Water - gas, electric & water



Please contact for leasing information:

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Developed by:

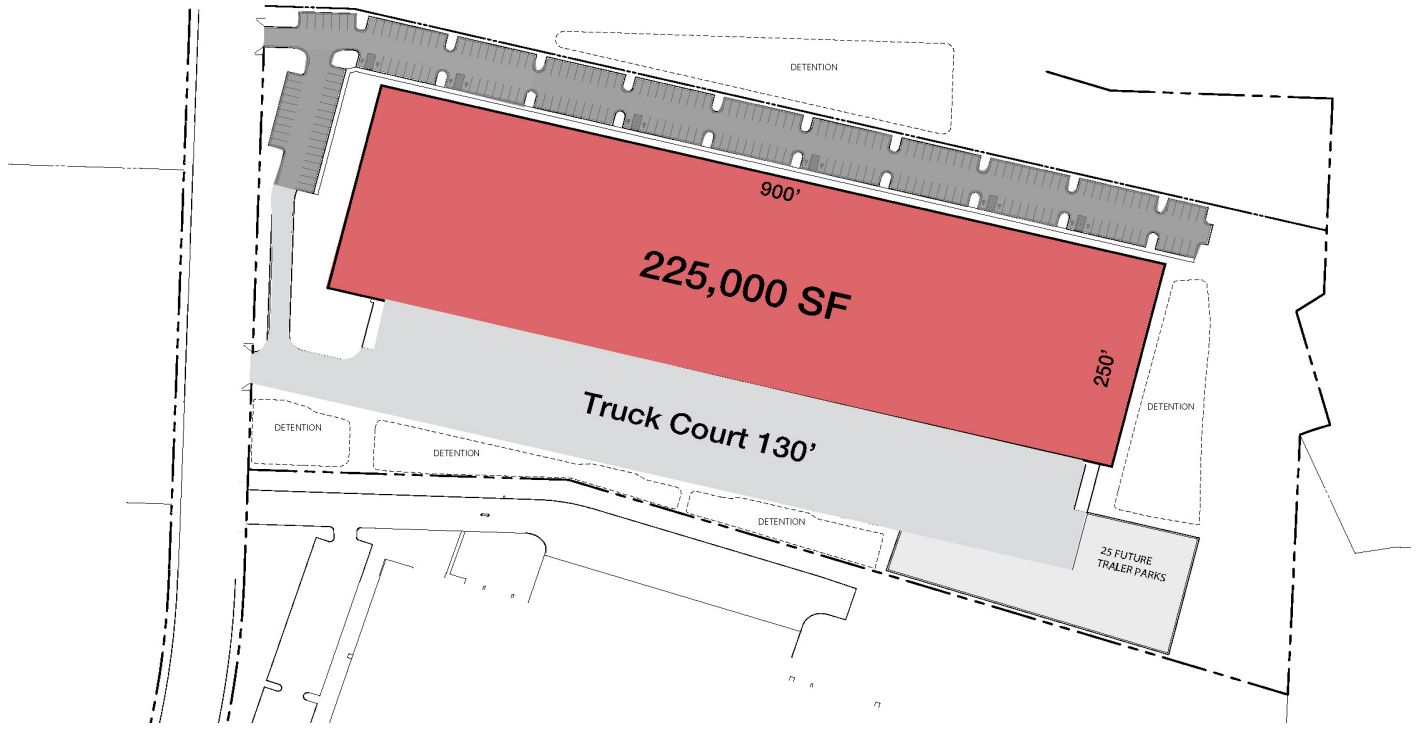


SCAN ME

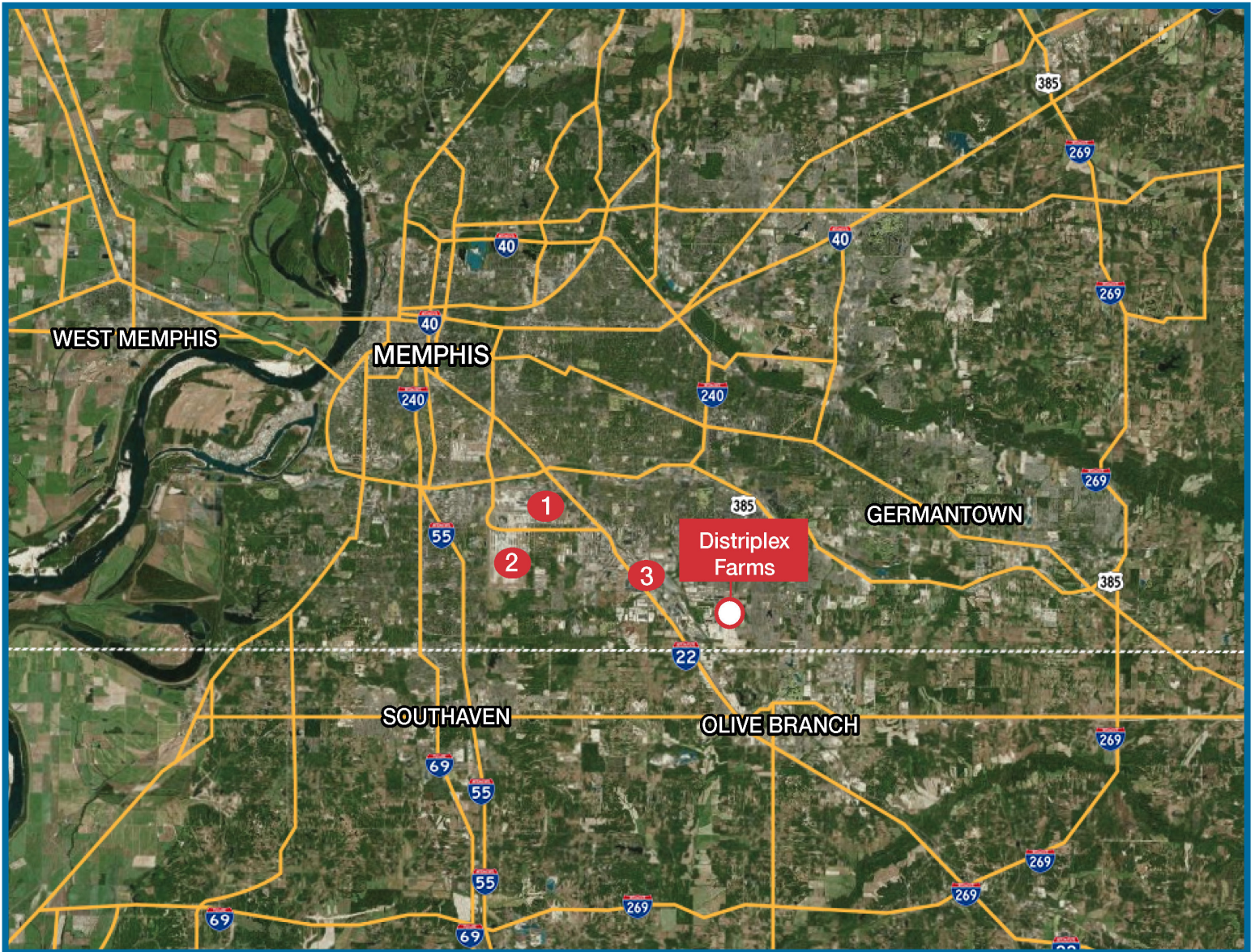


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MEMPHIS, TENNESSEE (901) 526-3100

SITE PLAN & MAP



DRIVE TIME



Hubs

- | | |
|--------------------|------------|
| 1. FedEx World Hub | 15 Minutes |
| 1. UPS Hub | 15 Minutes |

Intermodals

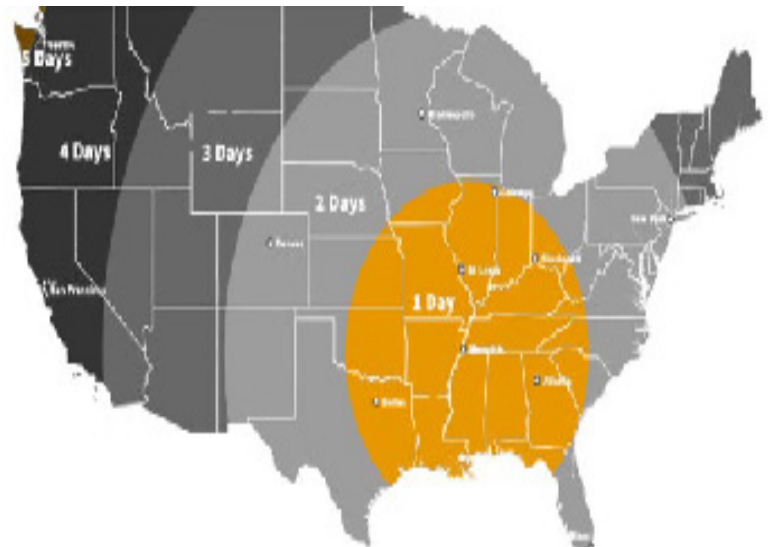
- | | |
|---------|-----------|
| 3. BNSF | 5 Minutes |
|---------|-----------|

Airport

- | | |
|--------------------------|------------|
| 2. Memphis International | 18 Minutes |
|--------------------------|------------|

Interstates

- | | |
|--------|------------|
| HWY 78 | 5 Minutes |
| I-55 | 12 Minutes |
| I-240 | 15 Minutes |



Park Features

- Sites Ranging from 8 - 29 Acres
- Build to Suit Sites Available from 120,000 to 225,000 SF
- Turnkey Design/Build Services Available

Utilities

- Memphis Light, Gas, & Water
 - Water: 12"
 - Sewer: 8"
 - Electric: 23KV 3-phase
 - Gas: 6"
- City of Memphis Police & Fire



Why Memphis?

With a world-class global logistics network and an integrated infrastructure, it's no wonder that Memphis - thanks to FedEx - has earned the title of America's Distribution Center. The Memphis economy is anchored by transportation, distribution, and logistics. With the ability to reach 75% of the United States population in a 2-day drive, companies enjoy the advantageous operating environment with a large pool of skilled and work-ready talent.

Major Companies in Memphis



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INDUSTRIAL REAL ESTATE

NAI Saig Company

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