

# 4800 SOUTHRIDGE BLVD

Memphis, TN 38141



**+/- 40,000 SF  
AVAILABLE**

## PROPERTY HIGHLIGHTS

**+/- 40,000 SF SUBLEASE AVAILABLE**

### Building Highlights:

- Located in the master-planned Southridge Industrial Park
- Immediately off Shelby Drive, providing quick access to key logistics drivers BNSF Intermodal and Highway 78
- Roving security dedicated to the park
- Attractive building design with storefront entry
- Segregated auto parking and truck loading
- 190,000 SF total building
- 22' clear height

### Space Highlights

- +/- 40,000 SF available through 1/31/33
- Current tenant occupies the full building
- +/- 3,020 SF office area with new paint and flooring
- 6 dock-high doors (5 with edge-of-dock levelers, seals and shelters)
- 1 drive-in door
- T-5 lighting
- 44 auto parking spaces
- Potential rail service



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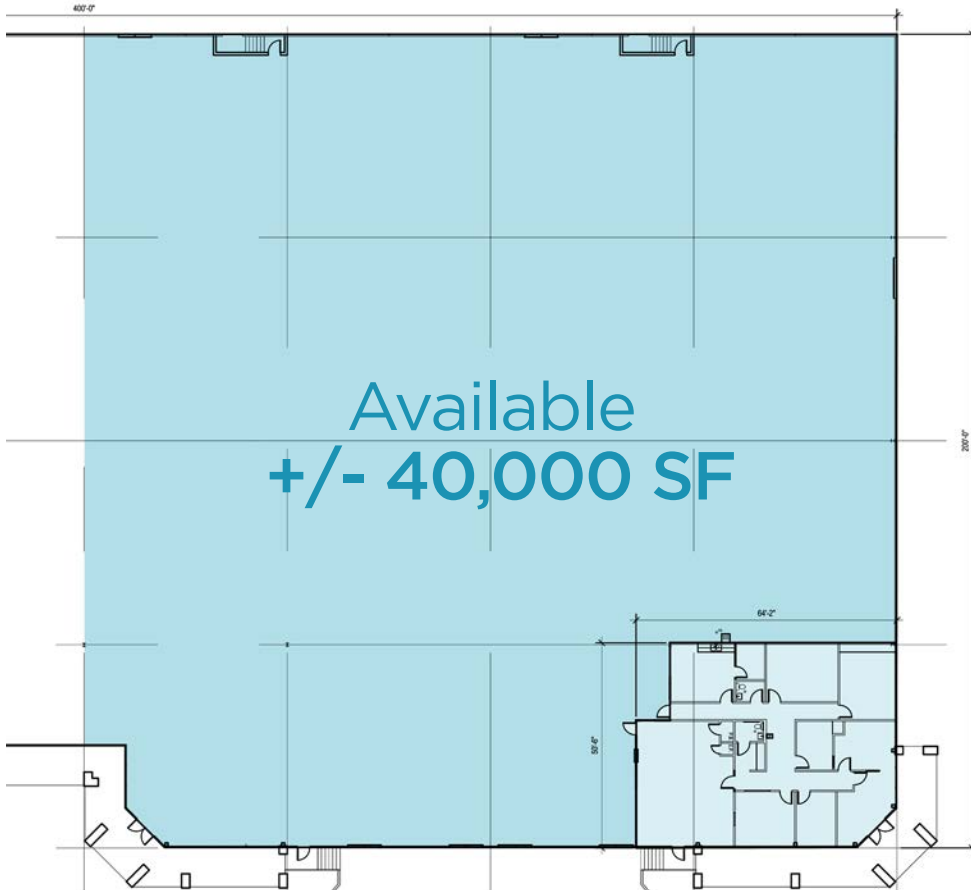
FOR SUBLEASE

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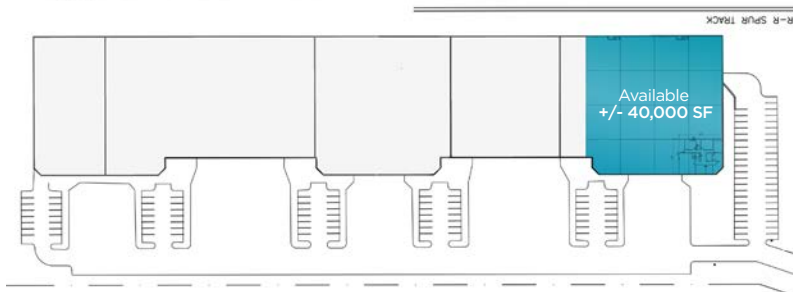
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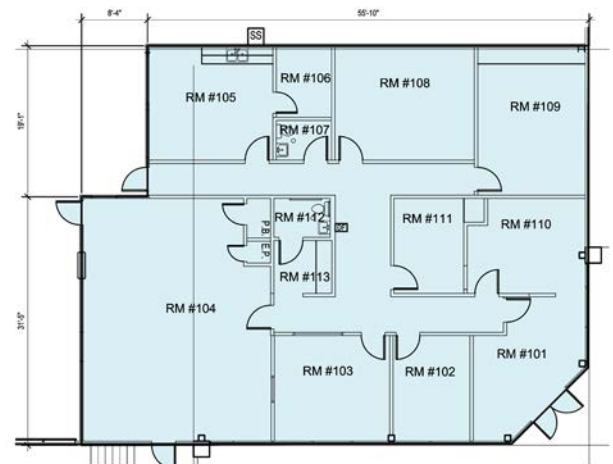
## FLOOR PLAN



Available  
+/- 40,000 SF



### Office 3,020 SF



ENLARGED OFFICE PLAN  
SCALE: 1/8" = 1'-0"



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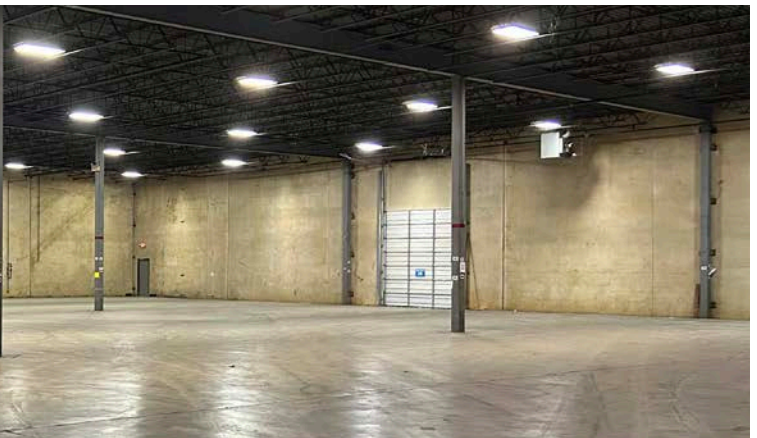
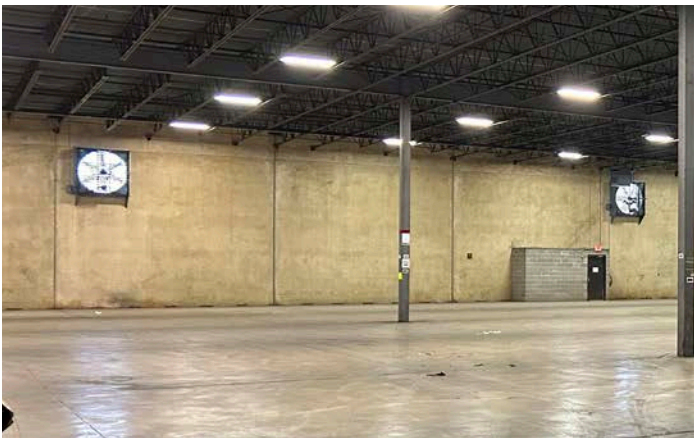
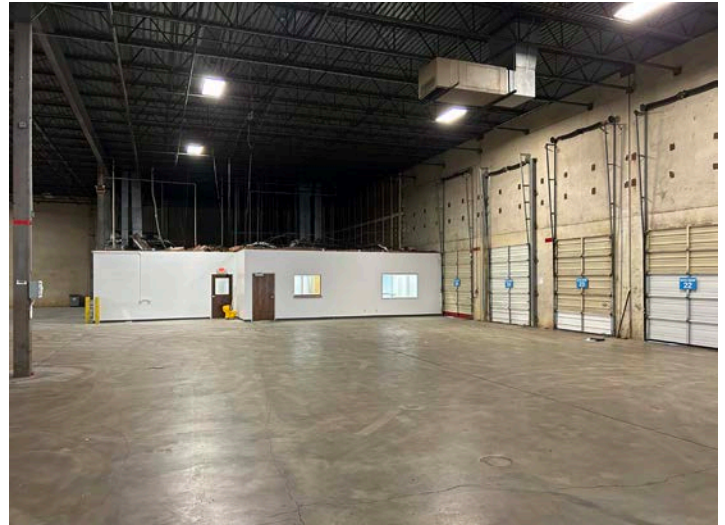
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## THE SPACE



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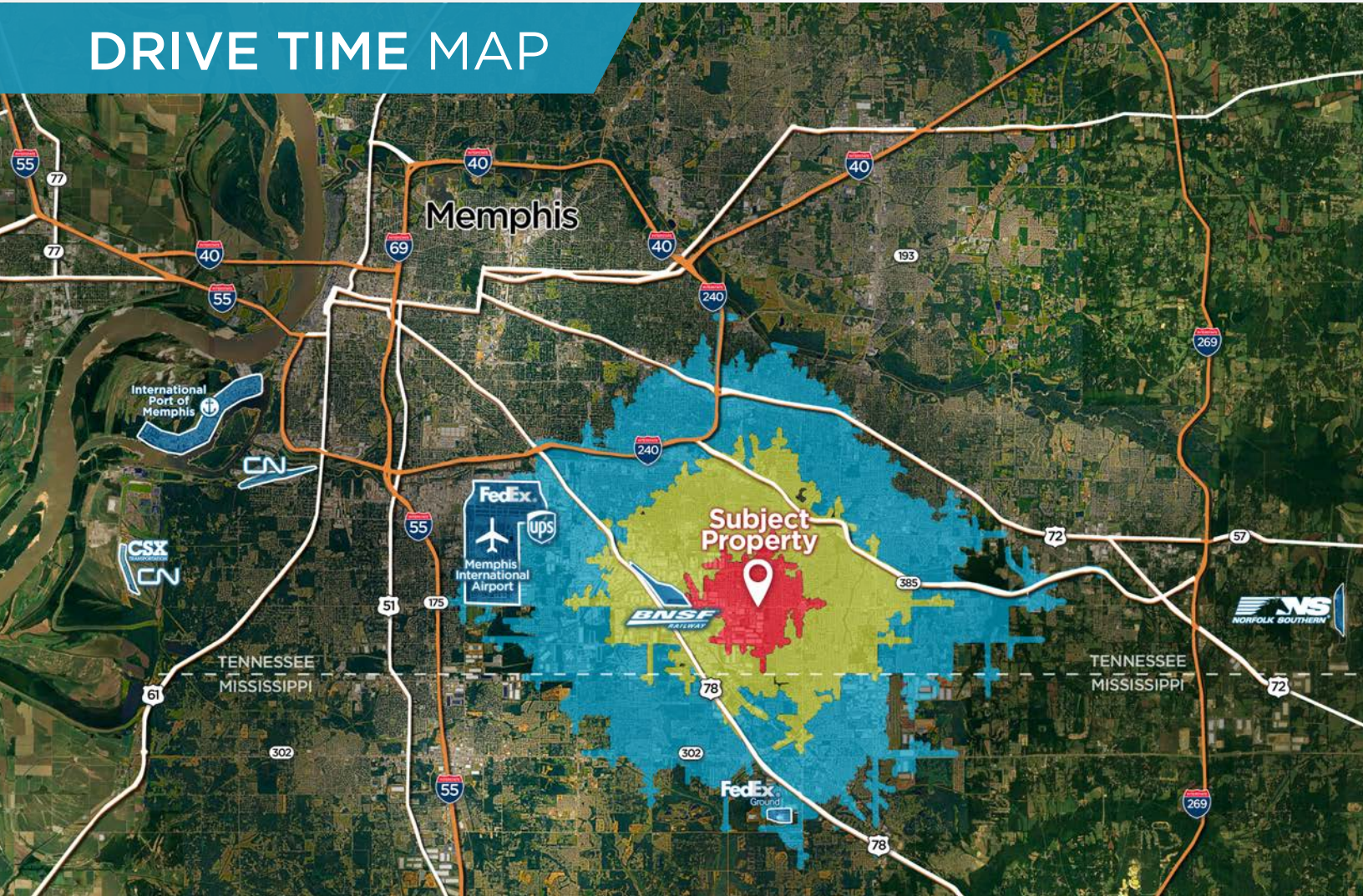
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## DRIVE TIME MAP



**Greater than 90% of the world's GDP is within 72 hours of Memphis**  
 75% of the U.S. population is within a 2 day drive (22 hours)



<b>14</b> MINS <b>9</b> MILES	<b>4</b> MINS <b>2</b> MILES	<b>15</b> MINS <b>11</b> MILES	<b>15</b> MINS <b>9</b> MILES	<b>26</b> MINS <b>19</b> MILES	<b>13</b> MINS <b>7</b> MILES	<b>44</b> MINS <b>42</b> MILES
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