



3276 Democrat Rd

Suites 4 & 7, Memphis, TN 38118

Available for Lease
Up to 22,500± SF | Prime Industrial



Yellow Outline Indicates Democrat Square Industrial Park

SITE
3276 Democrat Rd.

2 Suites Available



Suite 4
4 Dock High Doors
1 Drive-In Door
Suite 7
5 Dock High Doors



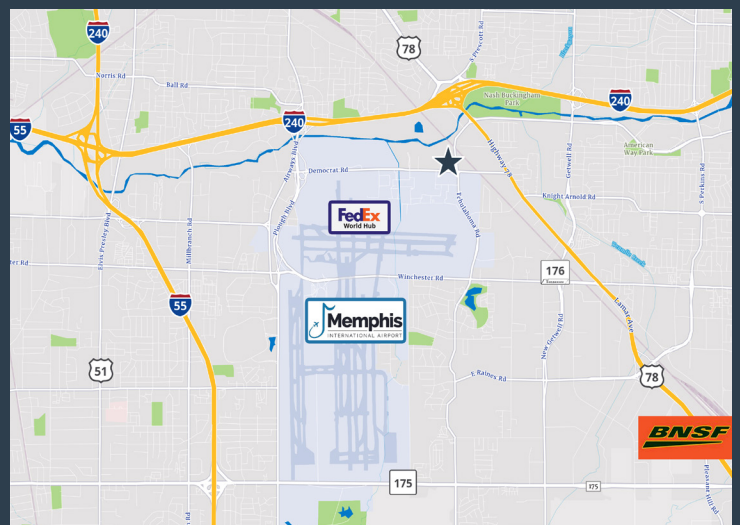
24' Clear Height



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



Next to Memphis Int'l Airport



Please contact

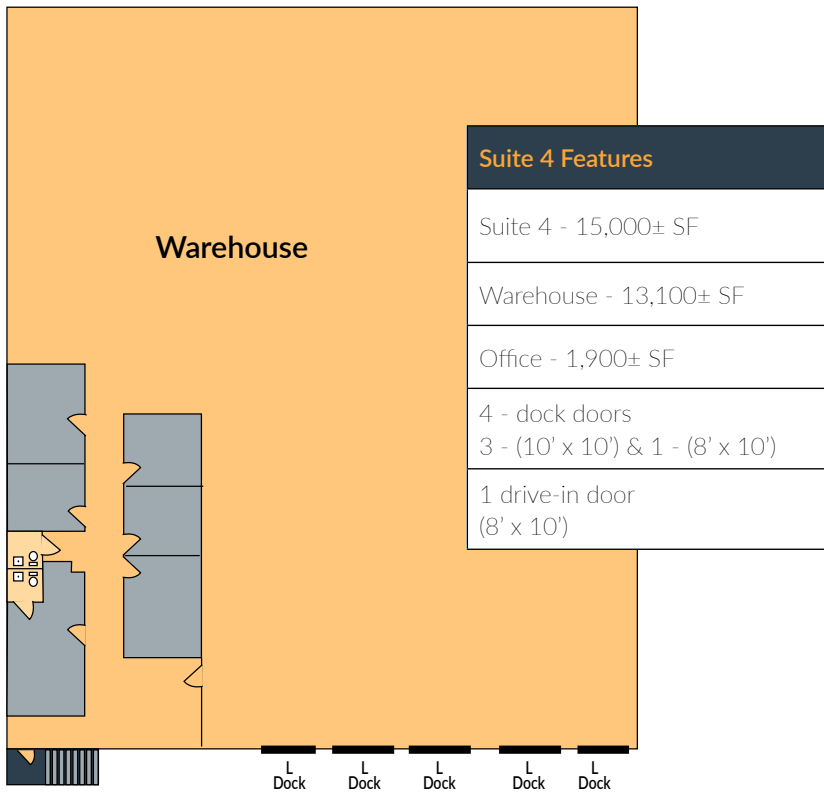
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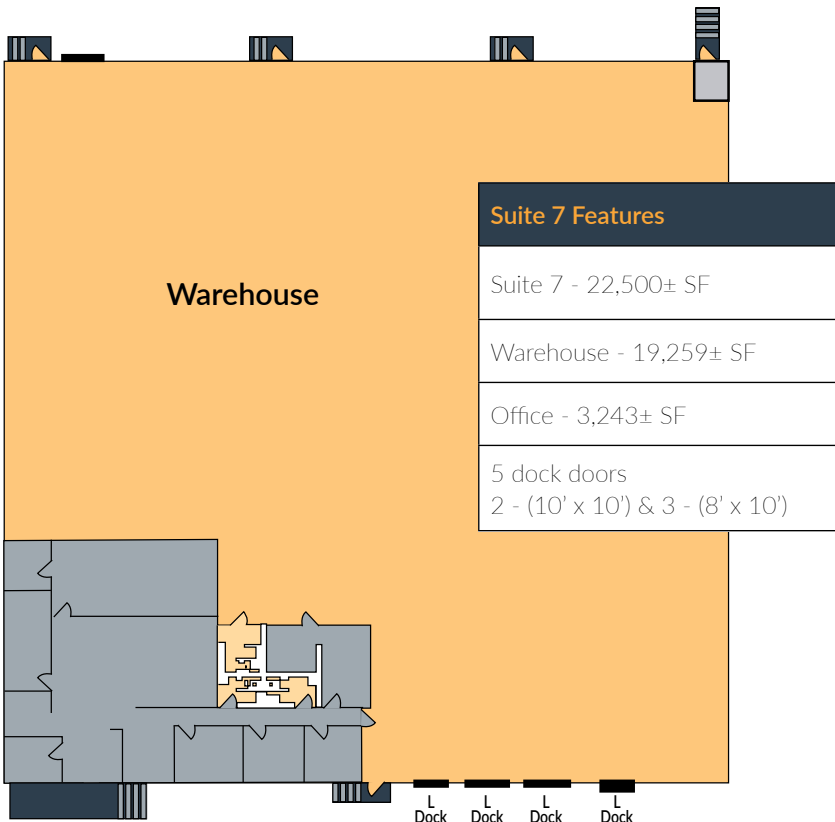
View Online



Suite 4 Floorplan



Suite 7 Floorplan



Building Features

Democrat Square Industrial Park
Southeast Memphis submarket
EMP, FP zoning
Multi-tenancy building
Concrete-tilt construction
Class B building
Front load docks
135' court depth
24' ceiling height
49' x 49' column spacing
Wet sprinkler system
Building has security lights
3-phase electrical
Next to Memphis Int'l Airport
Next to FedEx World Hub
Easy access to I-40, I-240, I-55 & I-22 (Hwy. 78)
Easy access to BNSF Intermodal

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