

\$3,000,000 SALE PRICE

LEASE RATE AT \$10 NNN

AMPLE TI ALLOWANCE INCLUDED FOR TERM DEALS



The perfect industrial/office/warehouse space for your business!

**8000 HORIZON CENTER BLVD
MEMPHIS, TN 38133**

69,000 Square Feet
Laboratory/Office/Warehouse
Space in Memphis, TN

Includes hard to find existing lab space

PRIME LOCATION ON



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Germantown
Parkway

NEWMARK

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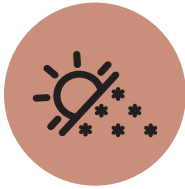
PROPERTY HIGHLIGHTS



6,000 SF plant with access encompassing hot/cold wash down capabilities, various electrical voltages, 4" IMP walls/ceilings, and 20' ceilings for large equipment.



Existing infrastructure well for tenant-mix high demand of power, HVAC, and ventilation needs, but can easily be repurposed for an office or warehouse.



Additional infrastructure includes 2 chillers, 1 Fulton vertical-fired tube boiler, gas-fired hot water tanks and zoned HVAC systems.



Conveniently located 17 miles from Downtown Memphis and 20 miles from the Memphis International Airport near I-40, Highway 64, and Germantown Park with prominent I-40 frontage to include over 118,000 vehicles per day.



Multiple walk-in coolers and freezers capable of cold storage, 2 labs capable for use of complete test kitchens with gas or electric cooking equipment; labs encompass natural gas, compressed air, access to industrial gases, sinks, exhaust, hoods, full wash-down capabilities, and floor drains



SITE PLAN



PROPERTY FEATURES



68,943 Square Ft.



Gated Parking



Flexible Lease Terms



24-Hour Controlled Access



Proximity to Amenities



Spacious Interiors



Branding Opportunities



2 Dock Doors



16' Clear Height

