

# Distriplex Business Park II

5633 Mineral Wells Road | Memphis, TN

52,000 to 130,000 SF

available for lease / ready for occupancy

52,000 to 130,000 SF  
AVAILABLE



## Brad Murchison

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## Preston Thomas, SIOR

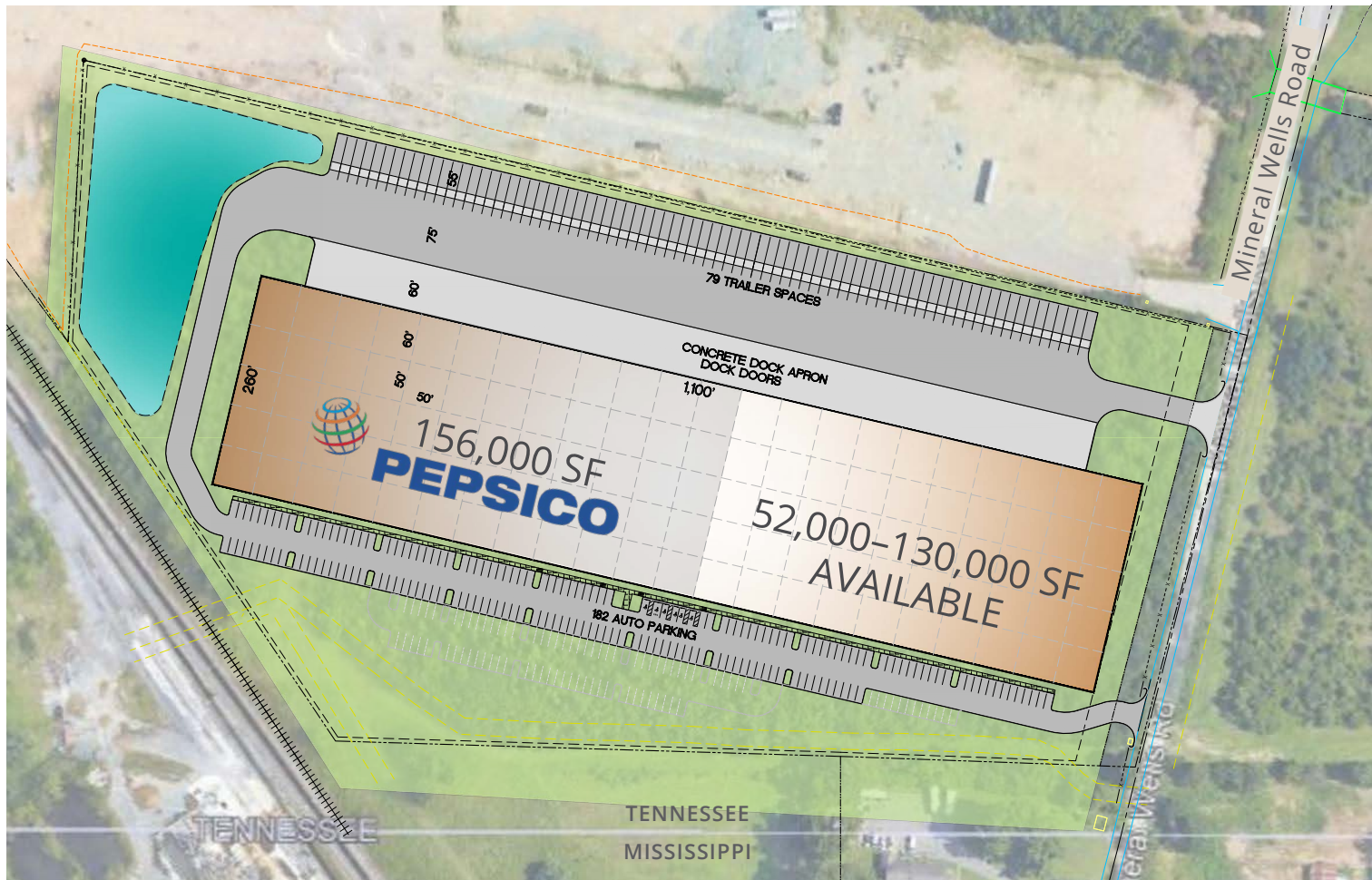
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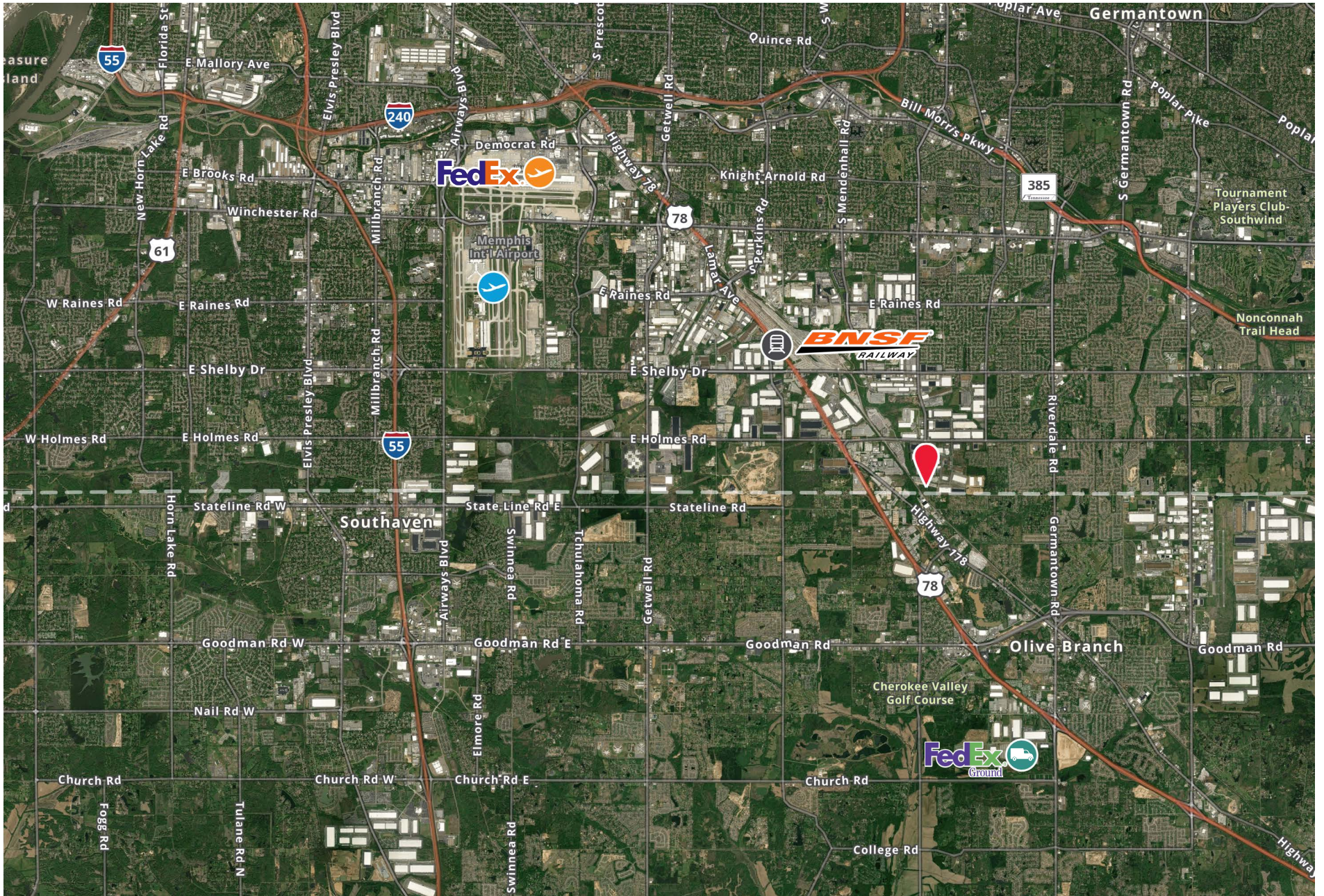
[preston.thomas@colliers.com](mailto:preston.thomas@colliers.com)

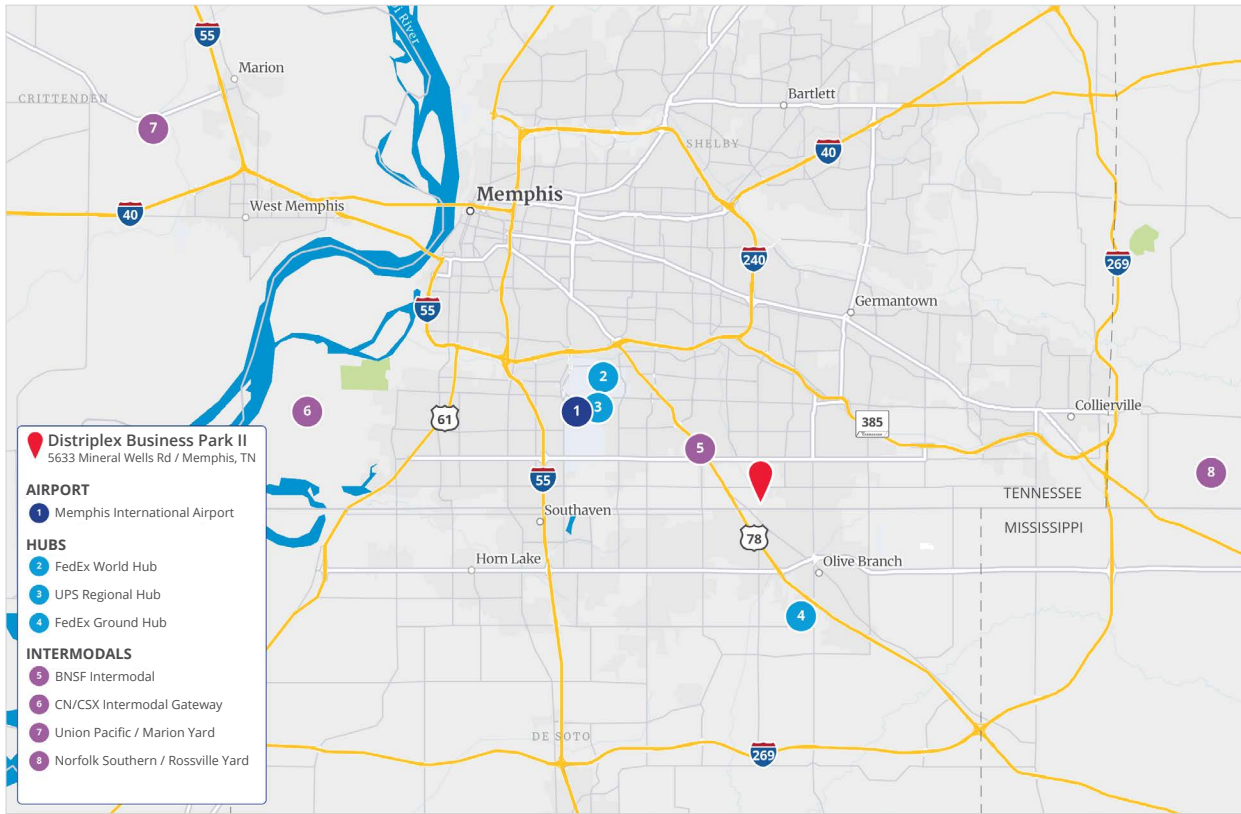




Available	52,000 to 130,000 SF
Building size	286,000 SF
Office	build to suit
Year built	2023
Building dimensions	260' x 1100'
Clear height	32' clear
Configuration	rear load
Slab Thickness	7" unreinforced slab / 4,000 psi
Sprinkler	ESFR with K-17 sprinkler heads

Truck court depth	190'
Column spacing	50' x 50' typical / 60' speed bays
Dock-high doors	27
Drive-in doors	1
Parking	33 trailer / 90 auto
Electrical	3,000 amps 480V 3-phase
Lighting	LED
Roof	60-mil white reinforced TPO membrane R-19 insulation / 20-year warranty





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 View Online

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**AIRPORT**

**1** Memphis Int'l Airport .....9.9 miles

**HUBS**

**2** FedEx World Hub .....9.1 miles  
**3** UPS Regional Hub .....8.4 miles  
**4** FedEx Ground Hub .....5.6 miles

**INTERMODALS**

**5** BNSF Intermodal.....4.2 miles  
**6** CN/CSX Intermodal Gateway ..... 22.7 miles  
**7** Union Pacific / Marion Yard..... 34.1 miles  
**8** Norfolk Southern / Rossville Yard..... 20.5 miles

**INTERSTATES**

US-78 / I-22 ..... 1.7 miles  
 I-240 ..... 8.4 miles  
 I-55 / I-69..... 9.0 miles  
 I-269..... 12.4 miles

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