

For Lease

# Warehouse Facility

24,000 SF Available

**NEWLY RENOVATED**



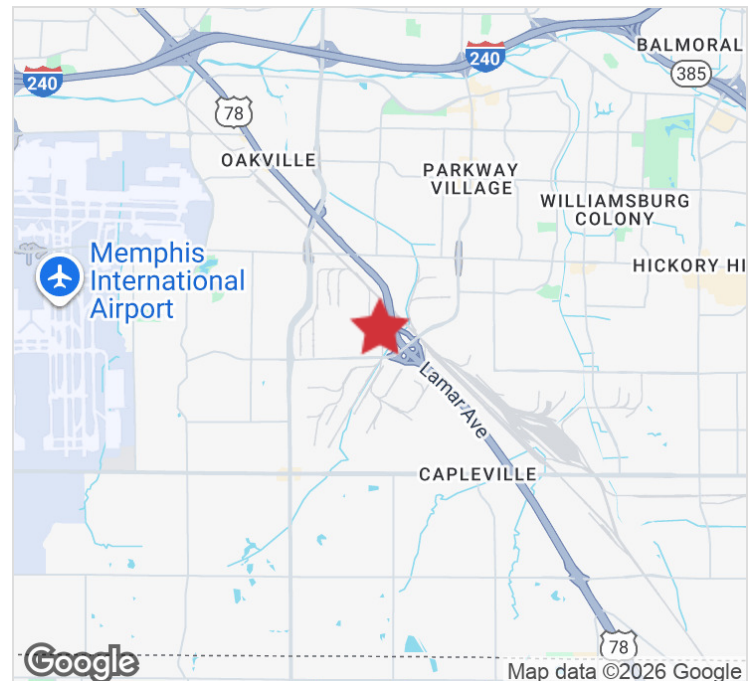
**SEALY & COMPANY**

## 4040 Delp St

4040 Delp St, Memphis, Tennessee 38118

### Property Features

- 24,000 SF Available
- Approximately 5,000 SF Office space
- Approximately 19,000 SF Warehouse space
- Partially air conditioned warehouse
- Front park, front load, office/warehouse space
- 20' Clear height
- 4 dock doors
- New exterior paint
- Renovated office area with new paint + LVT
- Located just off the intersection of E Raines Rd and Delp
- Easy access to US HWY 78
- Lease rate: \$4.50 PSF Net



For more information:

**Hank Martin, SIOR**

901 526 3100 • [hmartin@saigcompany.com](mailto:hmartin@saigcompany.com)

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NAI Saig Company

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For Lease

# Warehouse Facility



Newly Painted Wall



Newly Painted Walls in AC Warehouse



Renovated Office with New Paint + LVT



Renovated Office with New Paint + LVT

For Lease

# Warehouse Facility

# AVAILABLE

4040 Delp Street, Memphis, TN



#### SPACE SUMMARY

LEASABLE AREA 24,000 sq. ft.  
OFFICE AREA 4,495 sq. ft.

#### LEGEND

EP Electric Panel  
TP Telephone Panel  
R Ramp

For Information Contact:

**SEALY & COMPANY**

**318-222-8700**

333 Texas Street, Suite 1050 • Shreveport, Louisiana 71101



THIS PLAN IS INTENDED FOR REPRESENTATIONAL PURPOSES ONLY. ALL INFORMATION IS SUBJECT TO CHANGE.



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