



603,388± SF For Lease

4600 Sonoma Cove | Memphis, TN 38118

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4600 Sonoma Cove

Property Highlights

Colliers is pleased to present 4600 Sonoma Cove to the market for lease. This 603,388± SF facility is located the heart of the Memphis Industrial Market, right on US-78 (Lamar Avenue). It is situated directly across the street from BNSF's Intermodal Yard, capable of One Million Lifts per year. This rare availability is well-suited for either distribution or light-manufacturing uses.



75% of the US Population is
Located within a 2-Day Drive from Memphis

Features:

- Clear Heights up to 34'
- 83 Docks
- Ideal Location
- 50% HVAC Warehouse
- Substantial Power

Property Highlights

4600 Sonoma Cove at 603,388± square feet, sits on 37.56± acres in southeast Memphis. Constructed in 1991/1994, it features 83 dock high doors, 1 drive-in door, 214 auto parking spaces and 199 trailer parking spaces.

Submarket: Southeast Industrial	Total SF: 603,388±	Office SF: 15,000± SF	Lighting: T5 with Motion
Total AC: 37.56± AC	Zoning: EMP (Light Industrial)	Building Class: A	Frontage: 850' on Lamar Ave.
Construction: Concrete-Tilt	Trailer Parking Spaces: 199 (Expandable)	Auto Parking Spaces: 241 (Expandable)	HVAC: 50%
Guardshack: Yes	Secure Lot: Yes	Total Docks: 83 with Levelators	Total Drive-Ins: 1

Section A

Size:
304,500± SF

Year Built:
1991

Clear Height:
28'-31'

Electrical:
3ph 480V 2000amps

HVAC:
680 Tons Servicing Warehouse

Dock Doors:
8 (Exterior) 30 (Interior)

Drive-Ins:
1

Gas:
6"

Water:
4"

Section B

Size:
289,888± SF

Year Built:
1994

Clear Height:
34'-38'

Electrical:
3ph 480V 2000amps

HVAC:
Heat Only in Warehouse

Dock Doors:
42 (Exterior)

Gas:
6"

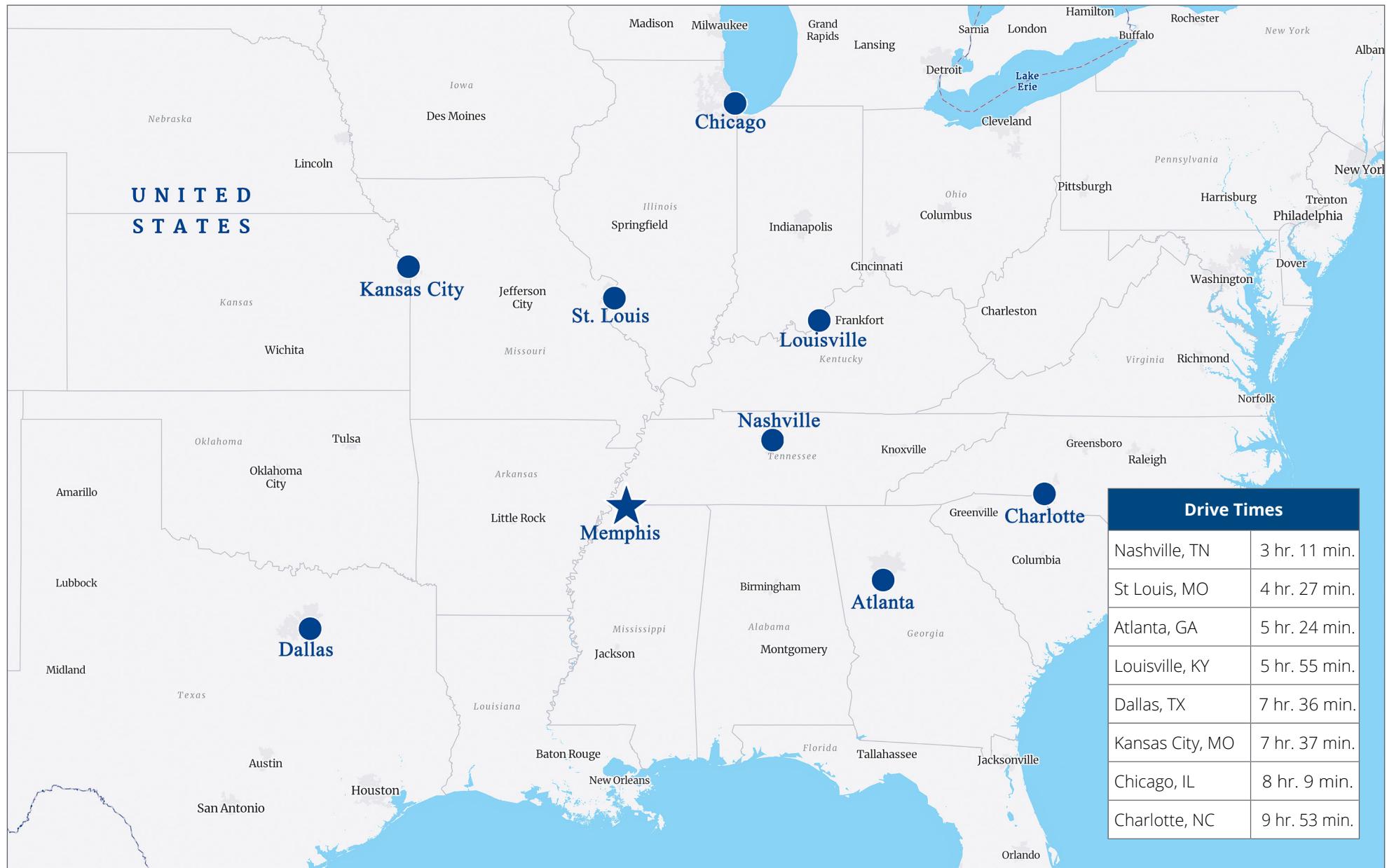
Water:
4"



4600 Sonoma Cove

Aerial





Memphis is America's Distribution Center

Major Memphis
Transportation



Air



Road



Rail



River

Railroad, Airport & Shipping Drive Times



Railroad Intermodal Drive Times



- Tennessee Yard - 9 min.
- Yale Yard - 9 min.
- Harvard Yard - 36 min.



- Forrest Yard - 16 min.
- Rossville Yard - 36 min.



- Sargent Yard - 26 min.
- Marion Yard - 45 min.



- Harrison Yard - 20 min.
- Intermodal Gateway - 27 min.



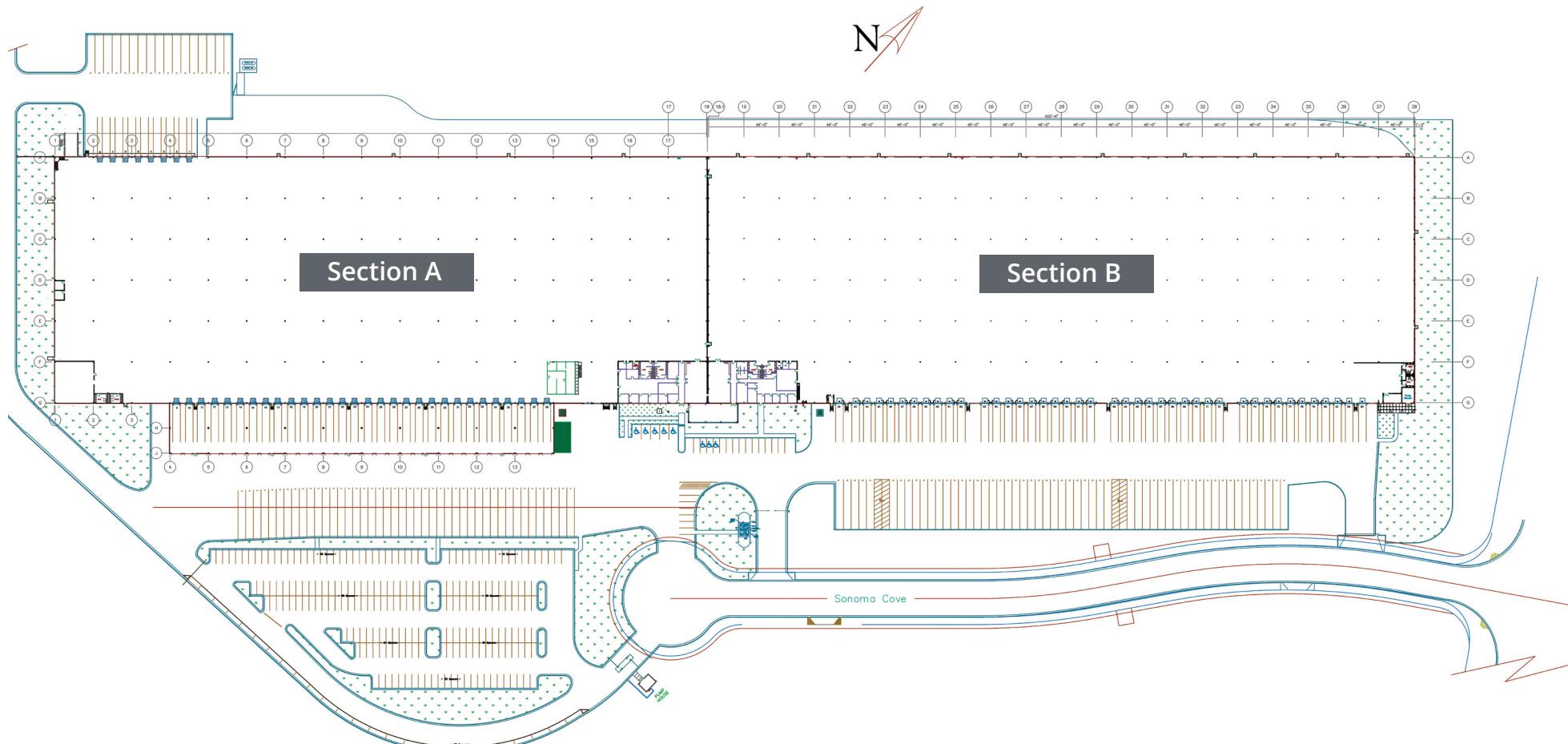
- Intermodal Gateway - 27 min.
- Leewood Yard - 25 min.

Other Drive Times

- Memphis Int'l Airport 11 min.
- FedEx World Hub 11 min.
- FedEx Ground Hub 13 min.
- UPS Hub 8 min.

4600 Sonoma Cove

Building Plan



4600 Sonoma Cove

Site Plan



Market Overview

4600 Sonoma Cove





MEMPHIS METRO AREA

Memphis' cost of living is
15% below the national
metro average

Memphis' Advantages

The Memphis Region is defined and strengthened by the diverse communities within its borders. This diversity provides a vitality, character and quality of life that are difficult to match and include a full range of opportunities for business and recreation. Factors ranging from world-renowned affordable health care to a mild climate also contribute to the exceptional livability of the city.

Memphis offers a leading edge telecommunications infrastructure with its sophisticated distribution services, central geographical location and local points of presence by major telecommunications services. Memphis is at the forefront of technological business development and electronic commerce due to significant investments by virtually all of the top service providers in the market. This, coupled with a diverse workforce educated by nationally recognized schools and training programs, helps ensure Memphis' competitive technological edge in the future.

Dependable electricity, top-notch educational institutions, and a dedicated, available workforce provide a sound basis for companies. Memphis has a nationally recognized school system, state-of-the-art medical facilities, and affordable housing. Area schools attract national recognition and honors for the innovative program and academic excellence provided to students of all age. Colleges, universities and technical schools in the Memphis area are consistently cited among the top schools in America. The diversity of programs and specialized training available in Memphis generate a workforce responsive to the needs of employers competing in the global workplace.

Market Overview

1.35M

Total Population

\$68.6B

Total Real GDP

9th

Largest Metro in the
Southeast by GDP

#1

Global and Metro
Logistics Hub

Source: Greater Memphis Chamber

Memphis' Top 25 Employers	
Company	Employees
FedEx Corporation	35,000
United States Government	14,400
Tennessee State Government	14,000
Methodist Le Bonheur Healthcare	11,415
Shelby County Schools	11,318
Baptist Memorial Health Care Corp.	8,019
City of Memphis	7,900
Naval Support Activity Mid-South	6,500
Walmart Stores, Inc.	6,000
St. Jude Children's Research Hospital	5,769
Shelby County Government	5,434
Nike Inc.	5,100
University of Tenn. Health Science Center	4,600
DHL Supply Chain	4,395
DeSoto County School District	4,272
St Frances Healthcare	4,000
Smith & Nephew Inc.	2,865
The University of Memphis	2,742
Memphis Light, Gas & Water	2,700
The Kroger Co.	2,609
Regional One Health	2,608
AutoZone Inc.	2,500
International Paper Co.	2,400
Veterans Affairs Medical Center	2,297
Cigna	1,851

Source: Memphis Business Journal



MEMPHIS METRO AREA

Memphis is ranked nationally as the Logistics Leader

Centrally located
75% of the US Population
is within a 20-hour drive of Memphis

Memphis offers an unmatched advantage that businesses can use to become global commerce leaders. With its natural geographic advantage, its skilled logistics workers and its intermodal edge, Memphis is "America's Distribution Center." Memphis has all the amenities that come with being the 28th largest city in the U.S. but at a cost of living roughly 15% below the national metro average. The city consists of a diverse, metropolitan workforce at wage rates that are lower than most other parts of the country. Over the past three decades, the region's workforce has had a higher percentage of logistics workers than any other metropolitan area in the country. Not only does Memphis draw from a three-state labor pool, employment is relatively balanced among industries giving the Memphis workforce an advantage in both skills and experience. Memphis employs 11.8% of its workforce in transportation and warehousing.

Regional Infrastructure

Busiest Cargo Airport in the World

Home to the FedEx World Headquarters, over 400 trucking companies and the major operations of UPS and USPS, Memphis is uniquely positioned to provide the most cost effective distribution and logistics services in the country. The FedEx family of companies provides supply chain and logistics solutions and overnight deliveries worldwide and operates with about 33,000 employees. Proximity to the FedEx World Hub and some of the latest drop-off times for overnight delivery in the country, has drawn several top logistics and distribution operations to Memphis. With a recent \$1 billion expansion FedEx SuperHub

completed, the city's unparalleled logistics infrastructure allots companies a top notch global commerce advantage. The Memphis International Airport has dominated as the world's busiest cargo airport with more than 4.8 million metric tons of cargo handled annually.

3rd Busiest Trucking Corridor in US

A critical part of Memphis' intermodal infrastructure is the ability to take cargo from planes and barges and quickly distribute these via truck. Seven major highways go through Memphis, including I-40, the nation's 3rd busiest trucking corridor. The nation's 3rd busiest trucking corridor allowing

Memphis to serve more metro markets overnight than any other U.S. city. With more than 400 trucking companies, Memphis is able to serve more metro Markets overnight than any other U.S. city.

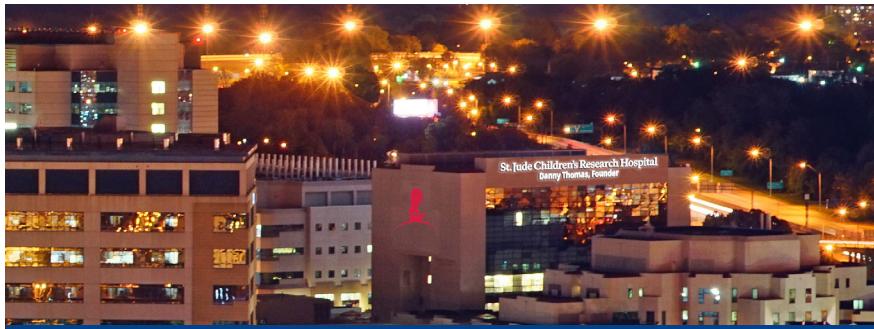
5 Class I Railroads

Memphis is one of only four U.S. cities served by five Class 1 railroads (Norfolk Southern, BNSF (Burlington Northern/Santa Fe), Union Pacific/Southern Pacific, CSX, and CN (Canadian National). Memphis is home to nine fully operational rail yards with a total current container capacity of more than 2 million annual lifts. Five of the largest wide-span cranes in the country are located in

Memphis because of BNSF's \$200 million newly expanded intermodal facility. In 48 hours, product can reach 45 states, Canada and Mexico by rail from Memphis.

5th Largest Inland Port in US

The Mississippi River continues to be a vital component of the U.S. transportation network and the river has remained a critical intermodal advantage of the Memphis area. The International Port is the 5th largest inland port in the nation and the 2nd largest inland port on the Mississippi, handling more than 16 million tons of cargo annually.



MEMPHIS METRO AREA

Memphis is home to St. Jude Children's Research Hospital, University of Tennessee's Health Sciences Center and more than **50** life sciences companies.

Healthcare - Unmatched logistics capabilities coupled with a welcoming business climate and a strong industry cluster make the Greater Memphis region a natural location for a wide range of medical device companies and medical device OEMs.

Major manufacturers in Memphis include Medtronic, Smith & Nephew, Microport, Stryker and Olympus. The region's intellectual capital in the device sector frequently produces spinoffs and startups, supported by one of the nation's Top 25 accelerator programs ZeroTo510, housed at the Memphis Bioworks Foundation.

The region's life science industry is backed by a collection of world class research assets including Baptist Health Sciences University, a large and growing bioscience research campus complemented by the Memphis Medical District. The Memphis Medical District is a 250-acre area of Downtown Memphis that boasts 9 of the region's key life sciences institutions, including St. Jude Children's Research Hospital, University of Tennessee Health Sciences Center, Regional One, Methodist Le Bonheur Healthcare, Southern College of Optometry, Baptist Memorial Health Care and Le Bonheur Children's Hospital. Within a 150-mile radius, 39 colleges and universities provide life science and healthcare-related educational opportunities.

- **47 medical device companies with operations in Shelby County**
- **4x the national average industry growth in Memphis MSA since 1999**
- **2nd highest concentration of orthopedic medical device firms in the U.S.**
- **31% growth in graduates in biological and biomedical sciences since 2013**

Memphis is home to 3 Fortune 500 Companies **FedEx** | **INTERNATIONAL PAPER** | **AutoZone**

Corporate HQ & Tech - Memphis fuels an entrepreneurial spirit. Its high quality educational and training institutions paired with a culture of collaboration and inclusion means the talent pool is ready to offer innovation to your business. Plus, competitive advantages in quality labor and real estate costs make Memphis a prime location for investment. Home to over 90,000 employees working in the business and professional services sector, Memphis has consistently been the choice for national and international investment for companies looking to move innovation forward

- **90,000 workers in the Business & Professional Services Industry**
- **3 Fortune 500 Headquarters**
- **\$5 Billion in Downtown Development Pipeline**

Advanced Manufacturing - From non-durable goods such as food and beverage and paper products to more precision-based surgical and medical instruments and automotive component manufacturing, Memphis has international advanced manufacturing brands leveraging its strategic location, solid infrastructure and ready workforce. With nearly 39,000+ production workers in our area and 2,000+ graduates coming out of manufacturing related programs annually, the Memphis workforce is ready to take on any advanced manufacturing project.

The Memphis market serves as America's Distribution Hub, ensuring reliable and cost-effective solutions grow bottom line revenues and improve supply chain management systems. Being located on the 3rd busiest trucking corridor in the U.S. allows companies to reach 75% of the U.S. population with 2 days.

Memphis' strong critical mass of industry-specific skills combined with its robust historical and projected growth fuel the region's specialization in the ability to manufacture and take products to market.

- **43,500 employed in the Advanced Manufacturing Industry**
- **\$9.9 economic impact to Memphis/Shelby County**
- **2,000+ graduates each year in Advanced Manufacturing**
- **+3% projected job growth (2019-2023)**

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Our Mission

Maximize the potential of property to accelerate the success of our clients and our people.

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