

**FOR LEASE**  
**Build-to-Suit +/- 225,000 SF**



# DISTRIPLEX FARMS, SITE 3

## Property Features

- 225,000 SF
- 14.42 Acres
- Office BTS
- 32' minimum clear height
- 250' (depth) x 900' (width)
- 50' x 50' column spacing
- BTS dock high doors
- BTS grade level
- Up to 263 auto parking spaces
- 25 trailer parking spaces
- Truck court - 130'
- ESFR Sprinkler
- Warehouse and distribution facility
- City of Memphis - sewer Memphis
- Light Gas & Water - gas, electric & water

Developed by:



SCAN ME



Please contact for leasing information:

**Hank Martin, SIOR**

Manager / Vice President

901 526 3100

hmartin@saigcompany.com

**Henry Webb**

Vice President

901 526 3100

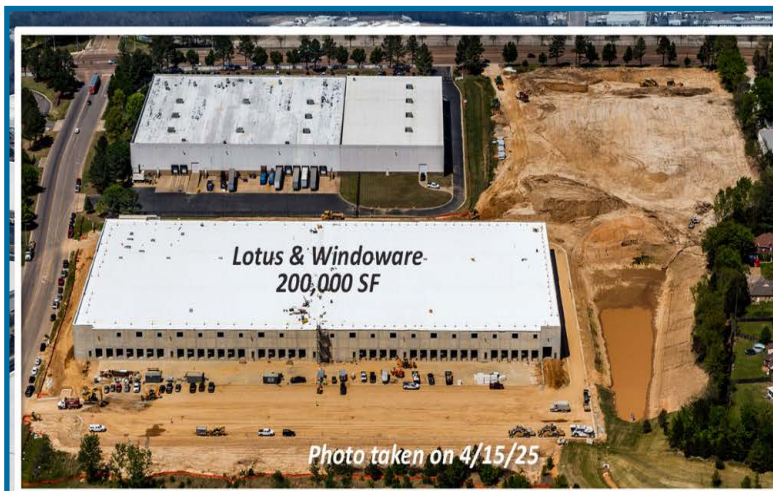
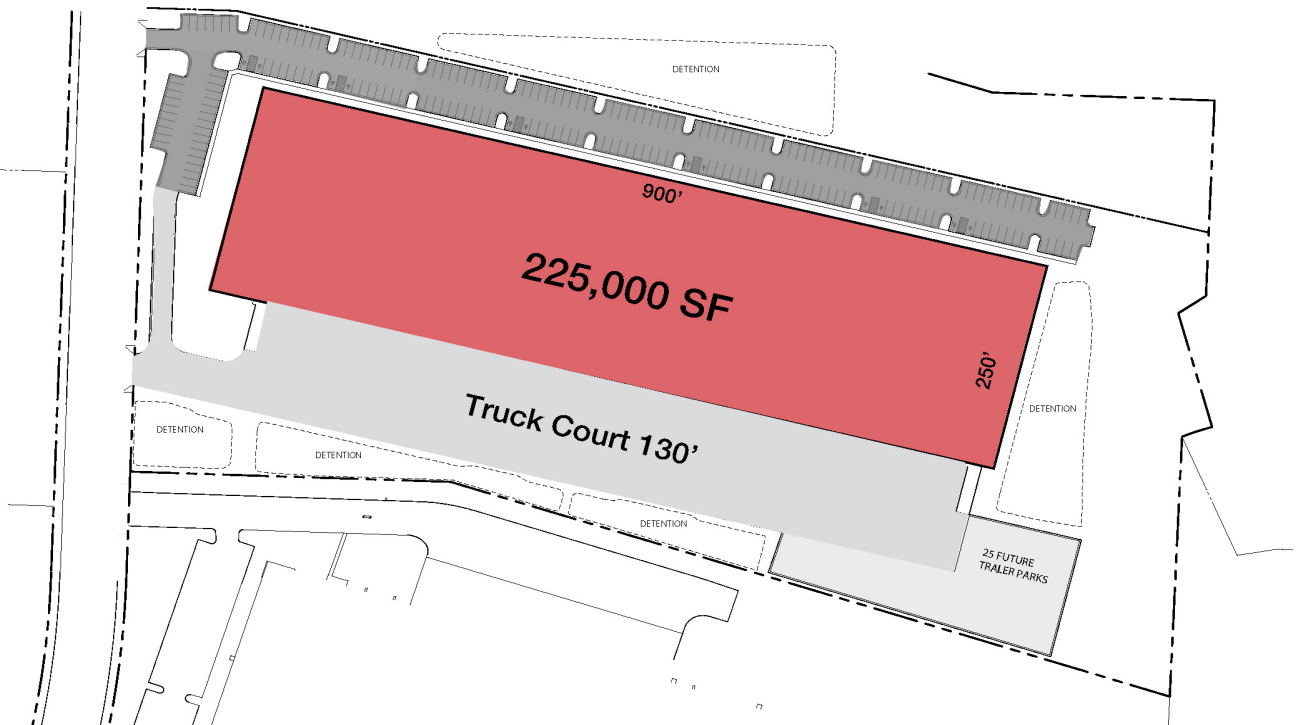
hwebb@saigcompany.com

**NAI Saig Company**

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE  
MEMPHIS, TENNESSEE (901) 526-3100

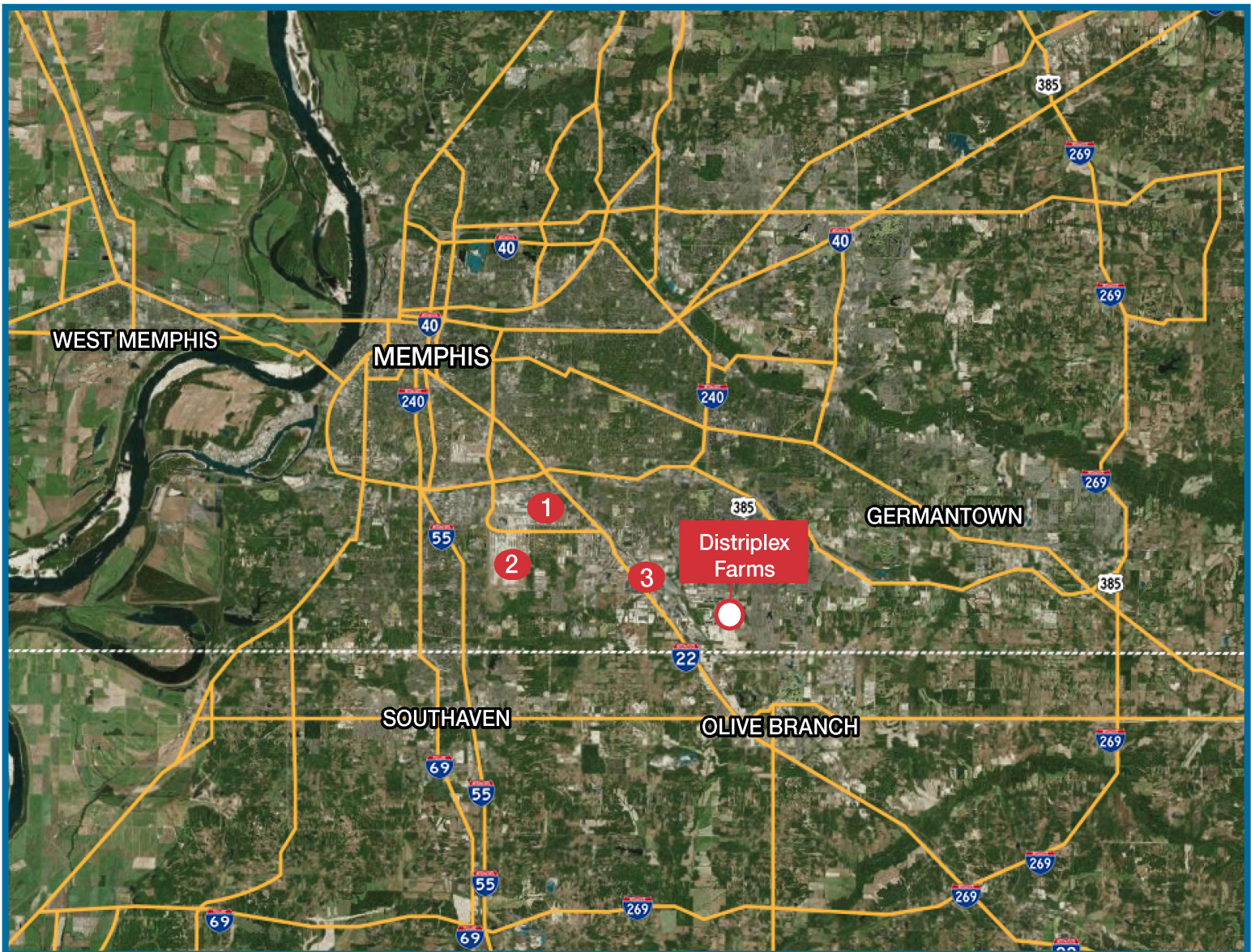


# SITE PLAN & MAP





# DRIVE TIME



## Hubs

1. FedEx World Hub	15 Minutes
1. UPS Hub	15 Minutes

## Intermodals

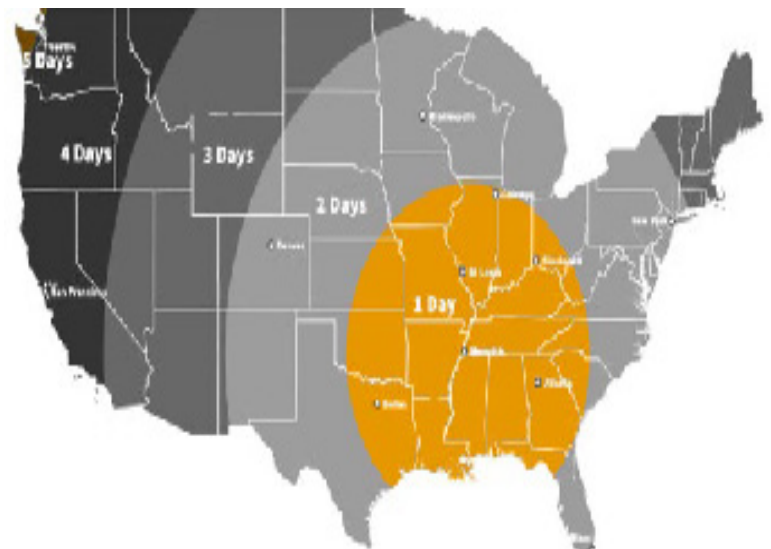
3. BNSF	5 Minutes
---------	-----------

## Airport

2. Memphis International	18 Minutes
--------------------------	------------

## Interstates

HWY 78	5 Minutes
I-55	12 Minutes
I-240	15 Minutes





## Park Features

- Sites Ranging from 8 - 29 Acres
- Build to Suit Sites Available from 120,000 to 225,000 SF
- Turnkey Design/Build Services Available

## Utilities

- Memphis Light, Gas, & Water
  - Water: 12"
  - Sewer: 8"
  - Electric: 23KV 3-phase
  - Gas: 6"
- City of Memphis Police & Fire

## Why Memphis?

With a world-class global logistics network and an integrated infrastructure, it's no wonder that Memphis - thanks to FedEx - has earned the title of America's Distribution Center. The Memphis economy is anchored by transportation, distribution, and logistics. With the ability to reach 75% of the United States population in a 2-day drive, companies enjoy the advantageous operating environment with a large pool of skilled and work-ready talent.

## Major Companies in Memphis



Please contact for leasing information:

**Hank Martin, SIOR**

Manager / Vice President

901 526 3100

hmartin@saigcompany.com

**Henry Webb**

Associate

901 526 3100

hwebb@saigcompany.com

Developed by:



**PATTILLO**

INDUSTRIAL REAL ESTATE

**NAI Saig Company**

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE  
MEMPHIS, TENNESSEE (901) 526-3100

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.