



For Sale or Lease
35,624 SF
on 2.81 +/- acres

3930 E Raines Rd
Memphis, Tennessee

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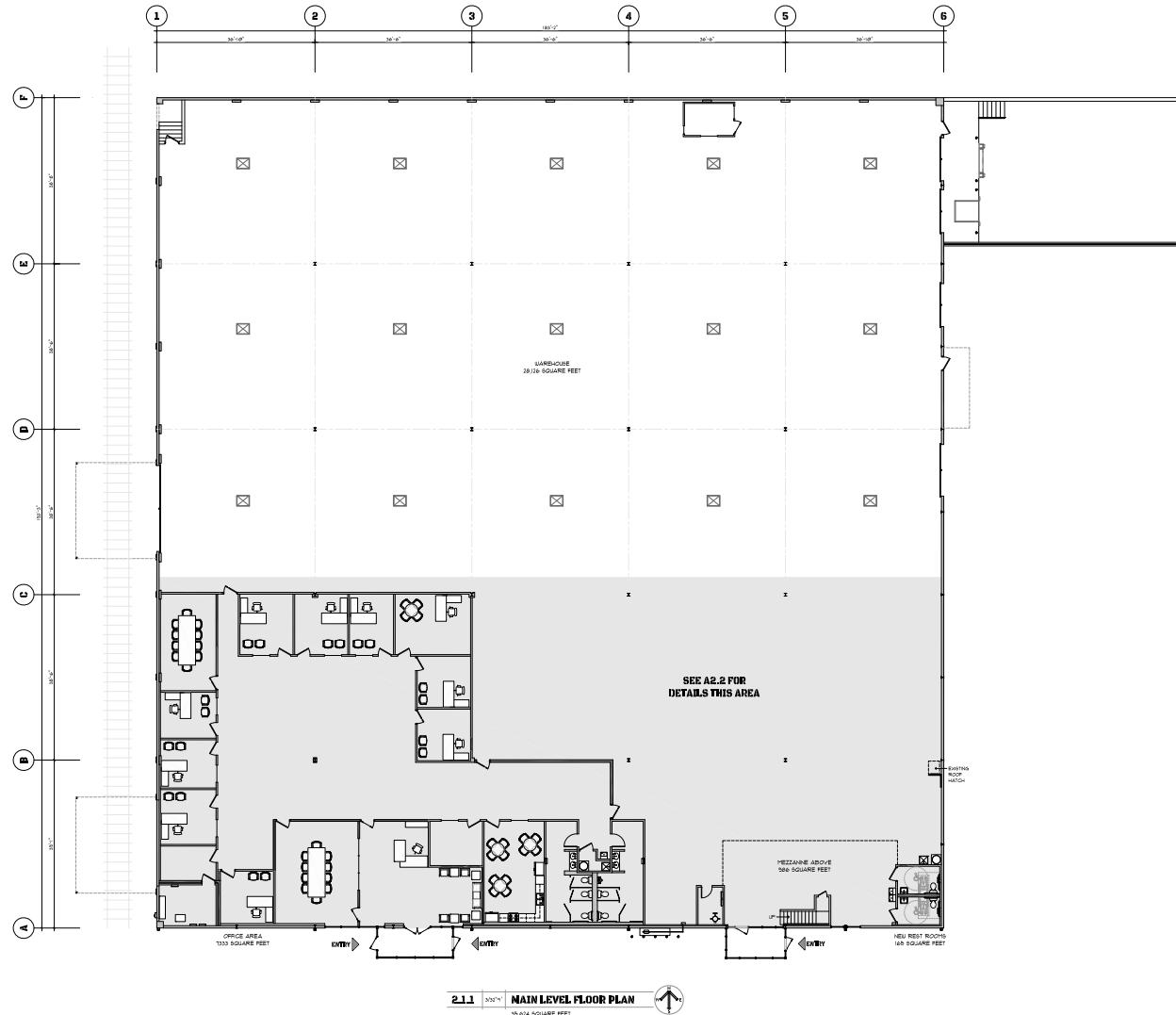
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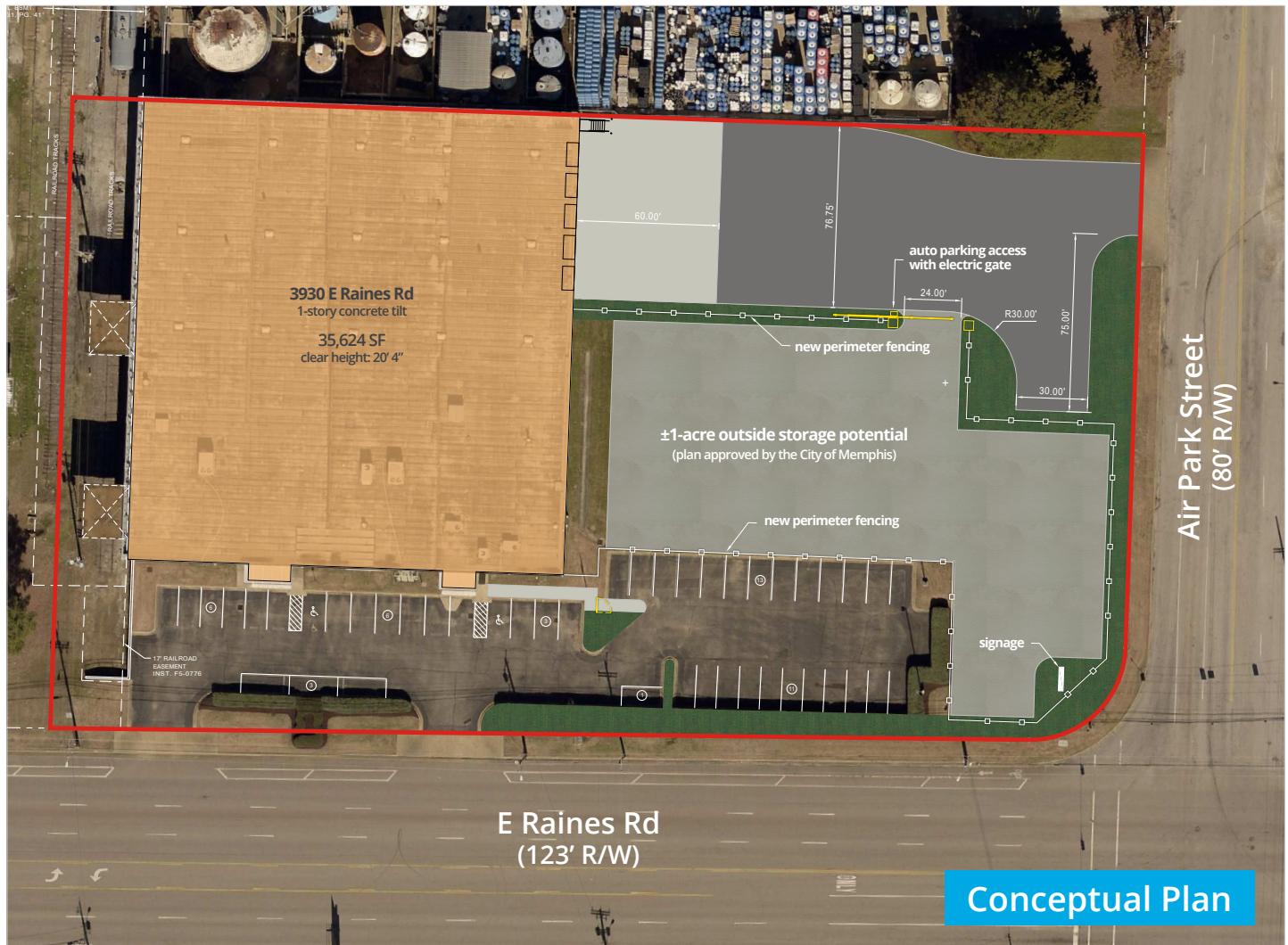
Accelerating success.



PROPERTY SPECIFICATIONS

Available	18,000 to 35,624 SF
Site	2.81 acres
Year built	built 1970 / renovated 2025
Building	warehouse: 28,126 SF office/RR: 7,498 SF total (main level): 35,624 SF
Mezzanine	986 SF
Construction	concrete tilt
Clear height	20' 4"
Sprinkler	wet / ESFR upgrade available

Bldg dimensions	183' x 193'
Column spacing	36.5' x 38.5'
Dock-high doors	two (2) - expandable
Drive-in doors	one (1) - expandable
Rail-high doors	one (1) 20' x 12'
Auto parking	30 existing + 82 proposed = 112 total
Trailer parking	can be constructed
Lighting	T-5
Roof	new 60-mil white TPO roof with a 20-year NDL warranty



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