

FOR SUBLEASE WAREHOUSE SPACE



CUSHMAN &
WAKEFIELD



COMMERCIAL
ADVISORS

731 E BROOKS RD

Memphis, TN 38116

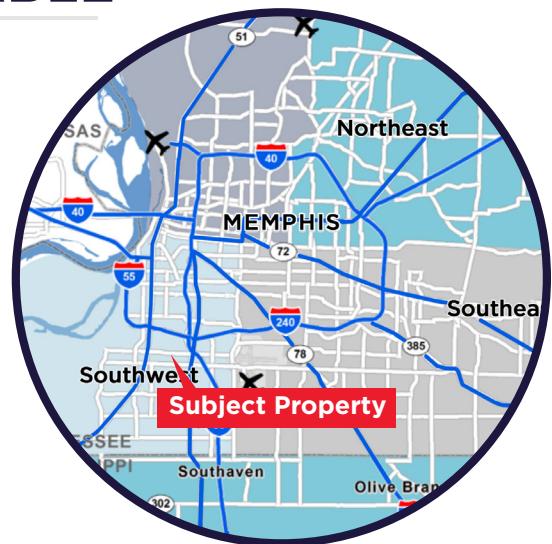


+/- 17,605 SF SUBLEASE AVAILABLE

SOUTHWEST SUBMARKET

Property Highlights:

- Sublease available through January 2029
- Located less than 1 mile from I-55, immediately south of the I-240 interchange, providing superior access to the Memphis metro area
- Freestanding building on 1.23 acres
- 3,960 SF office area
- 13,645 SF warehouse area
- 1 dock-high door
- 1 grade level door (14' wide x 12' high)
- Fully fenced with security gate and intercom access control system



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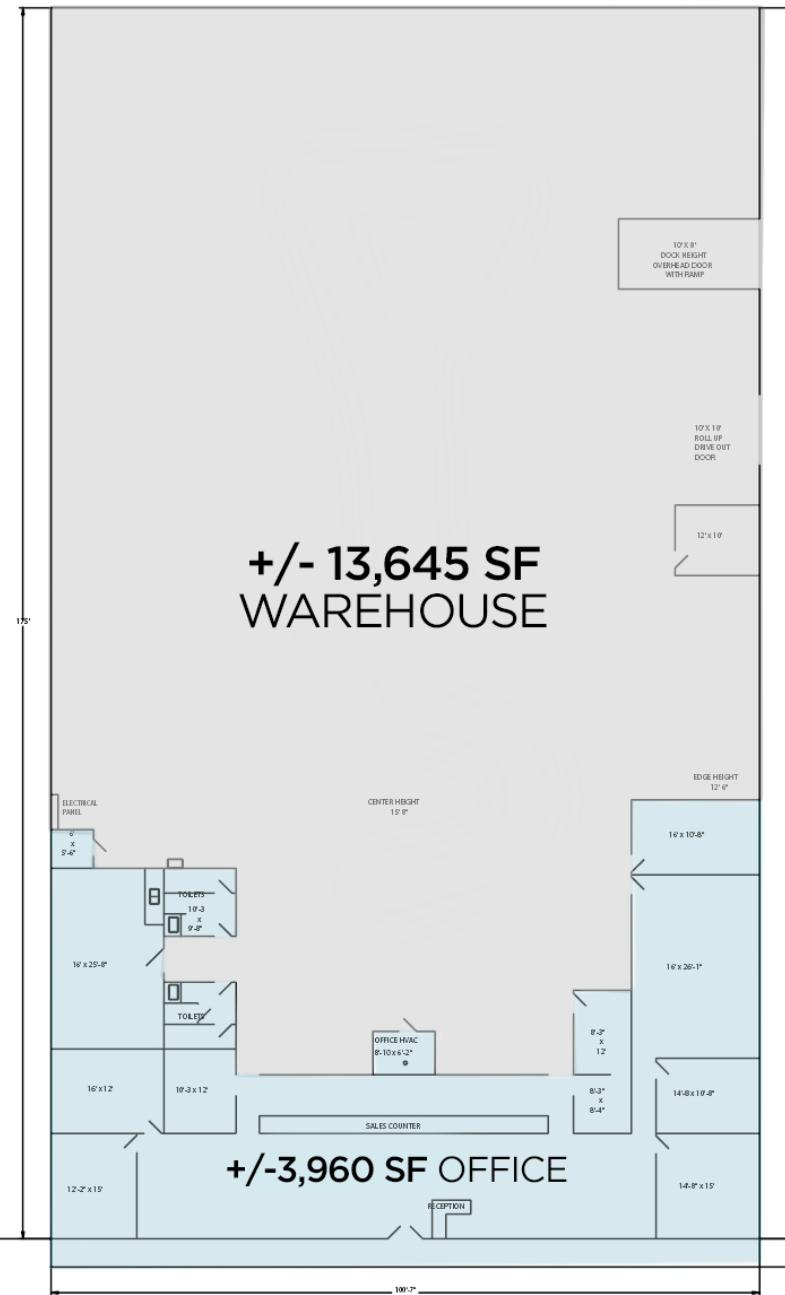
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SITE PLAN



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WAREHOUSE AREA



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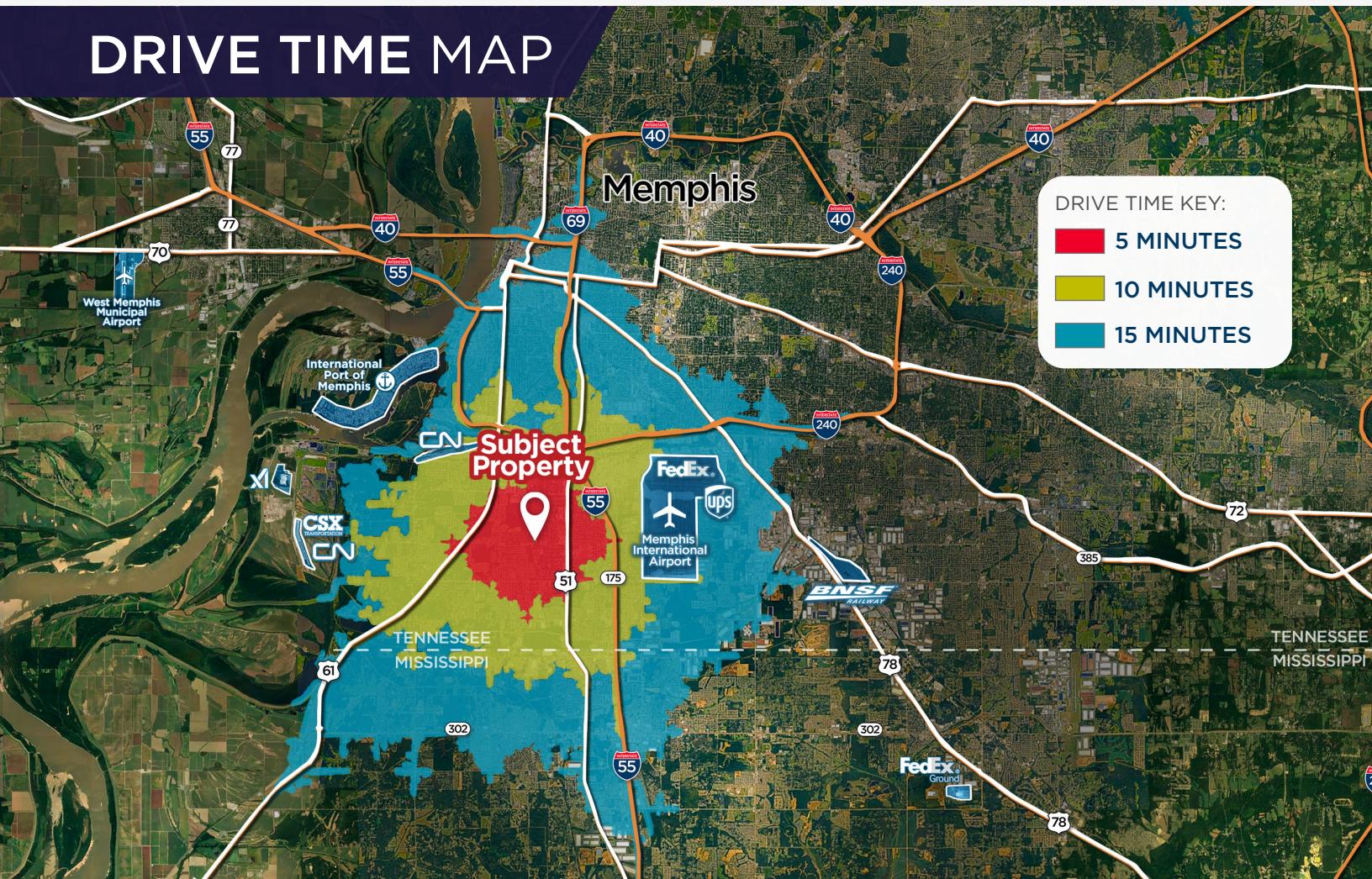
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DRIVE TIME MAP



Greater than 90% of the world's GDP is within 72 hours of Memphis

75% of the U.S. population is within a 2 day drive (22 hours)



8
MINS
4
MILES

**15
MINS
9
MILES**

18
MINS
16
MILES

**3
MINS
1
MILE**

**40
MINS
32
MILES**

30
MINS
19
MILES

48
MINS
48
MILES

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