

FOR SUBLEASE WAREHOUSE SPACE



CUSHMAN &
WAKEFIELD



COMMERCIAL
ADVISORS

731 E BROOKS RD

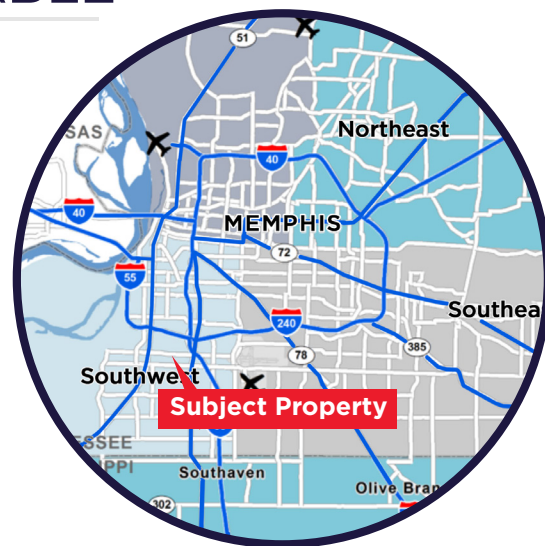
Memphis, TN 38116



+/- 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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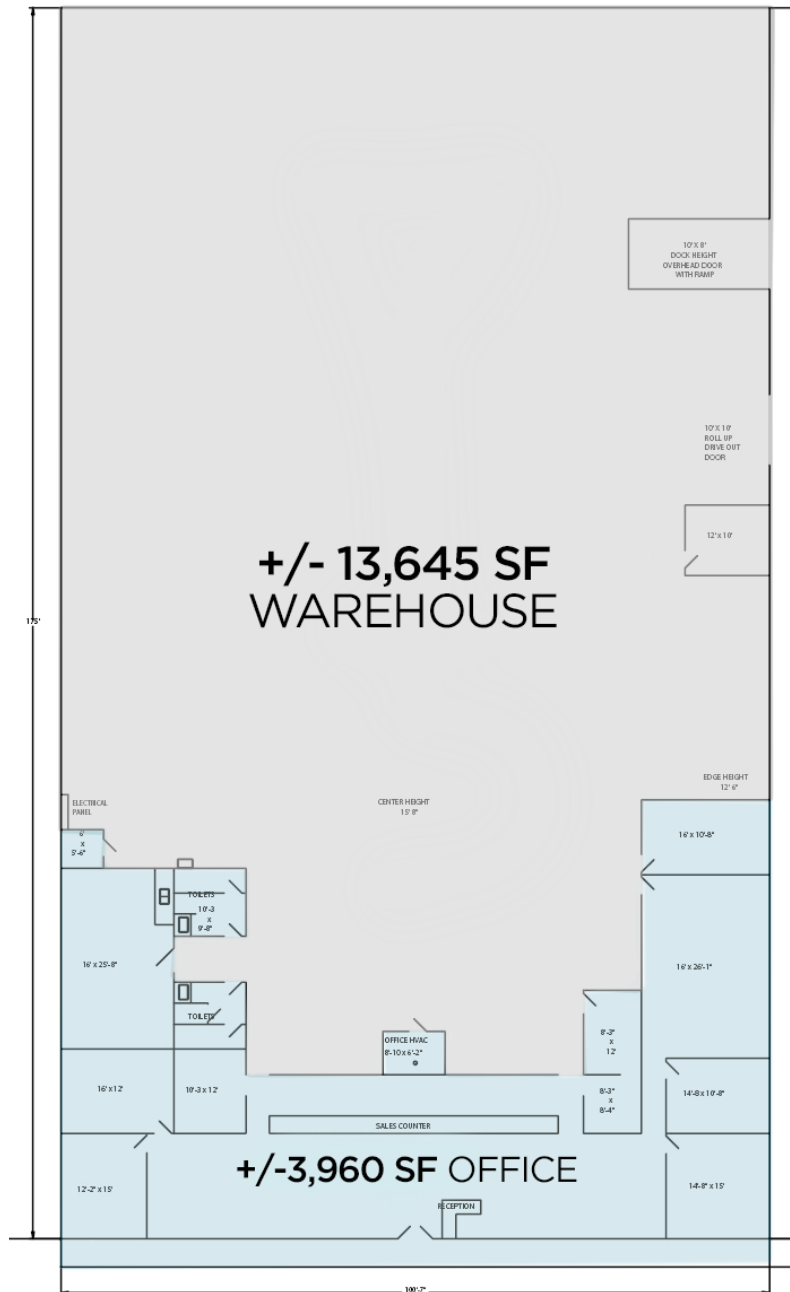
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SITE PLAN



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WAREHOUSE AREA



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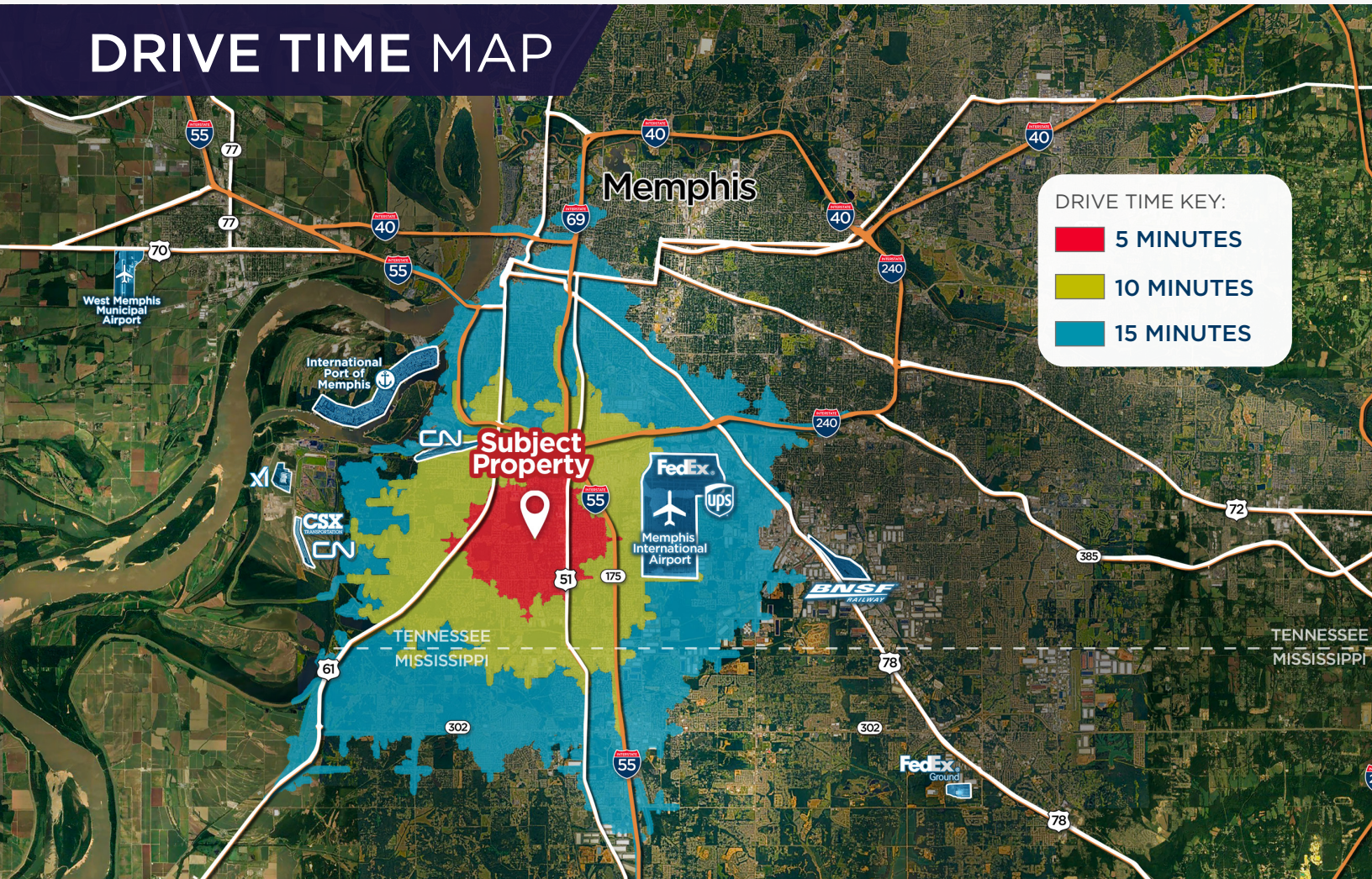
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DRIVE TIME MAP



DRIVE TIME KEY:
5 MINUTES
10 MINUTES
15 MINUTES

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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