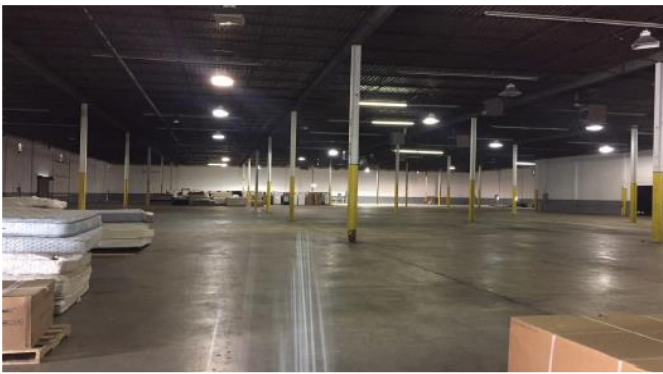


117,300 Sq. Ft. Warehouse Prime Location – Southeast Memphis



4242 B. F. Goodrich Blvd. Memphis 38118



Building Features:

Total Size: 117,300 Sq. Ft.
 Office (section B): 900 Sq. Ft.
 Warehouse: 116,400 Sq. Ft.
 Section A: 72,000 Sq. Ft. (30' x 40')
 Section B: 45,300 Sq. Ft. (25' x 40')
 Land: 5.39 Acres
 Dock Doors: 15 (10' x 8')
 Grade Door: 12' x 14'
 2019 City/Co R.E. Tax: \$65,435
 Electricity: 227/480V; +500 Amps
 Ceiling Clear: 22' (49,097 Sq. Ft.)
 24' (72,000 Sq. Ft.)
 Zoned: EMP (Lt. Industrial)

Sprinklers: Class IV (0.56gpm over 2,500 SF)
 Explosion Rooms: Four (4,500 Sq. Ft. Total)

Miscellaneous:

- Dock Door Over-Hangs
- Dock Levelers
- Warehouse Skylights
- Former Aerosol Manufacturing
- Ventilators/Multiple Floor Drains
- Fenced Parking/Outside Storage
- Built 1985
- Security System Phone Monitor
- Five minutes to BNRR Container Yard, FedEx Hub, Mississippi

Memphis

Commercial & Industrial

Exclusive Agent

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