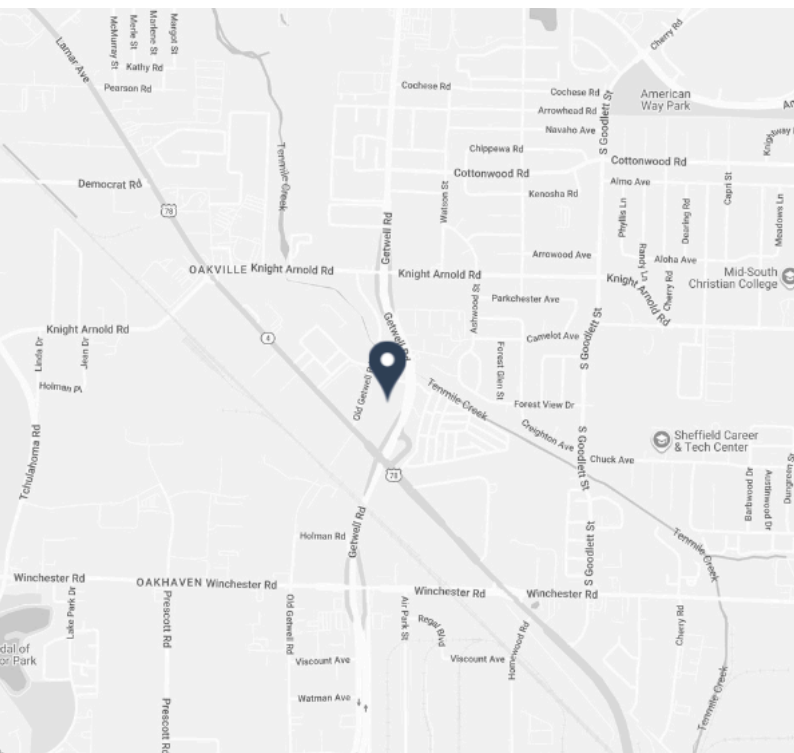




PROPERTY DESCRIPTION

Located in the Southeast Memphis Industrial Corridor, 3955 Whitebrook Drive is a 22,507 SF industrial property on 1.97 acres with two buildings — one office and one warehouse.

PROPERTY HIGHLIGHTS

- Zoned EMP with flex / light distribution configuration
- 7,500 SF building currently built as office with HVAC; originally warehouse and easily convertible back
- 15,007 SF open-span warehouse with integrated office space with gas heat
- 16' Clear Height | 220/240V Single-Phase Power (3-Phase Available)
- Concrete loading ramp serving (2) dock-high doors and (2) drive-in doors
- Fully fenced site with additional electric perimeter security and controlled access entry gate with electronic access
- Convenient access to Getwell Rd and Winchester Rd
- Traffic Counts: Getwell Rd (27,701 AADT) and Winchester Rd (21,904 AADT)

JOSHUA FISHER

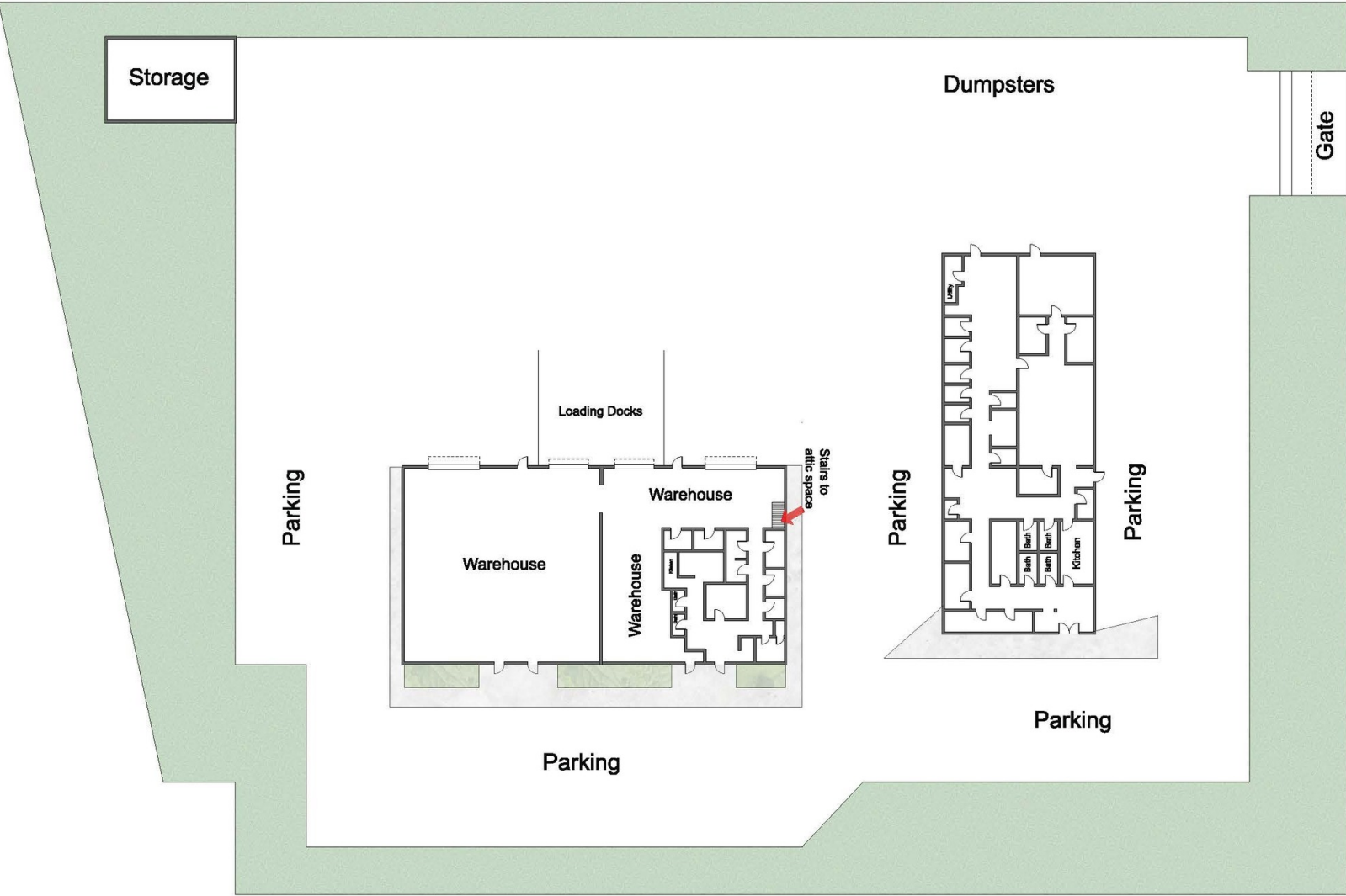
901.467.1310

jfisher@jonesaur.com

WRILEY GILLEN

901.545.5607

wgillen@jonesaur.com



SUITE	TENANT NAME	SPACE SIZE
Suite 3955-A	Available	7,500 SF
Suite 3955-B	Available	15,007 SF

3949-3955 WHITEBROOK DR

MEMPHIS, TN 38118



JOSHUA FISHER

901.467.1310

jfisher@jonesaur.com

WRILEY GILLEN

901.545.5607

wgillen@jonesaur.com