

AVAILABLE 2,500+/- SF

7750B Trinity Rd Suite 116

Cordova, Tennessee 38018

901
PROPERTIES
COMMERCIAL REAL ESTATE



Ariel View

PROPERTY HIGHLIGHTS

Trinity Business Center offers up to 2,500 SF of sublease space with an 18' clear height and both dock and grade level doors. Recent upgrades include renovated building facades, an updated parking lot, and new energy-efficient outdoor lighting. The property is surrounded by more than 75 restaurants, retail, and service amenities within a one-mile radius and is just steps away from Shelby Farms Park, providing easy access to the Shelby Farms Greenline. Additionally, it is conveniently located with proximity to I-40, I-240, Germantown Parkway, and Walnut Grove Road, making it just twenty minutes to almost anywhere in the city.



Suite 116

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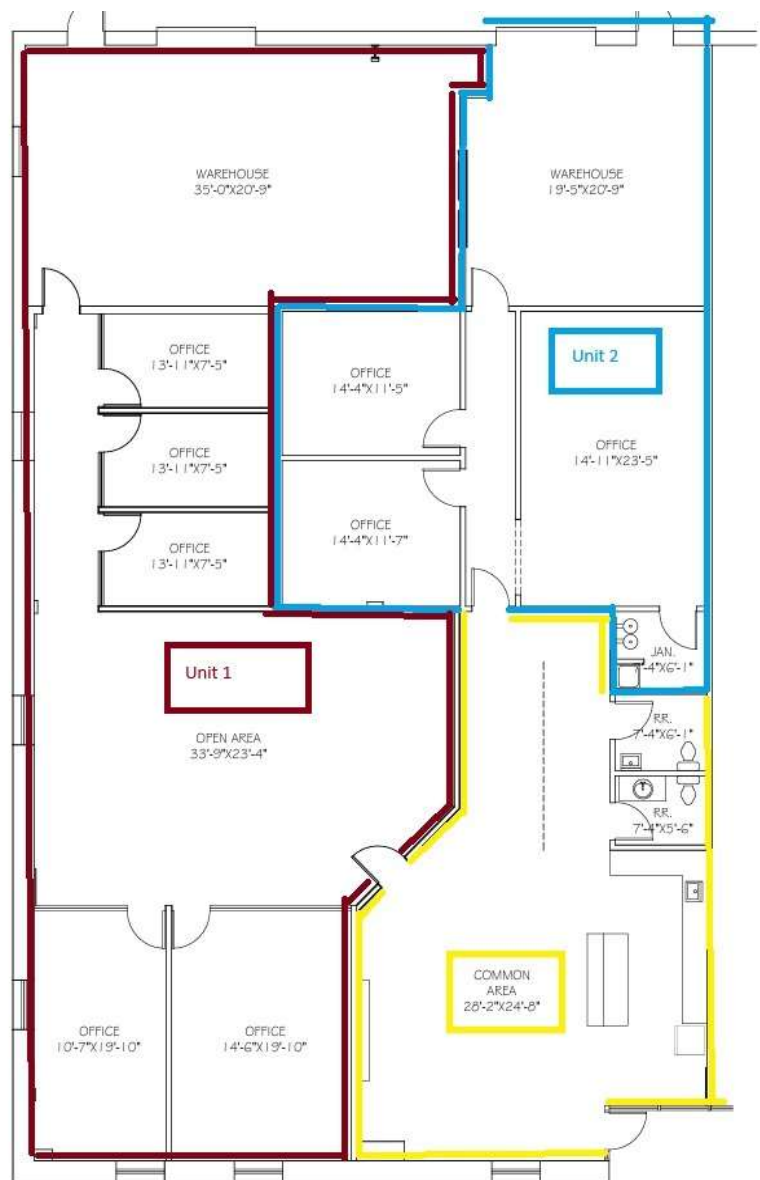
901 PROPERTIES
9055 Forest Centre Drive
Germantown, TN 38138
www.901properties.com

Suite 116 Profile

Property Features

- Sublease
- Rent \$2500/mo. Gross Lease (includes utilities + cleaning services 2/week)
- Flex Space
 - Warehouse Space 400 SF
 - Office Space 700 SF
- 3 Office Spaces
- 1 Loading 8'x10' Dock Height
- Dock Clearance Height 18'
- Common Area Kitchen and Bathroom
- Parking Ratio 2.35/1,000 SF
- 24-hour Security
- 24-hour Keycode Access

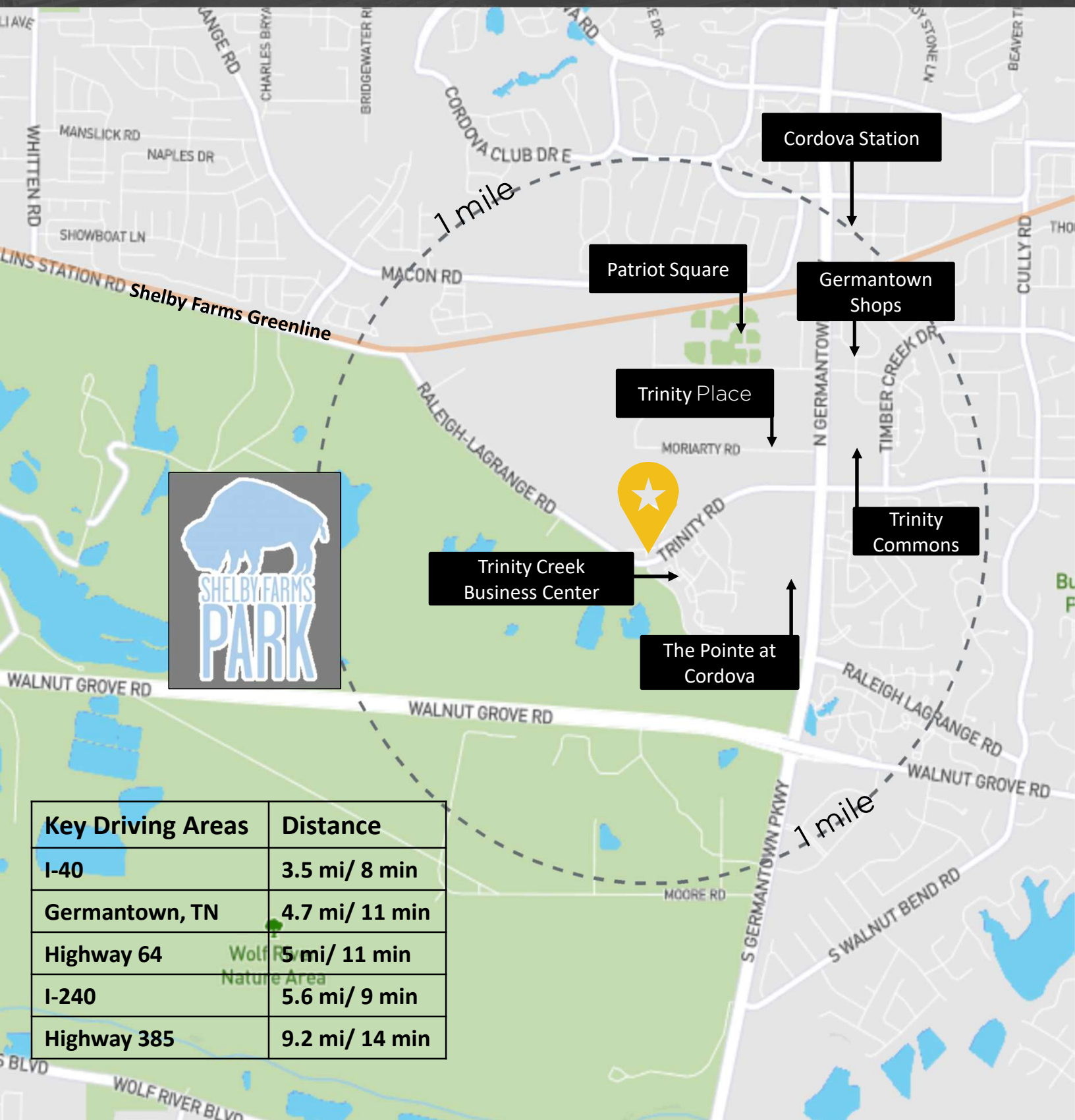
Unit 2 access is denoted in yellow and blue



Property Photos



7750B Trinity Rd | Area Map



Key Driving Areas	Distance
I-40	3.5 mi/ 8 min
Germantown, TN	4.7 mi/ 11 min
Highway 64	5 mi/ 11 min
I-240	5.6 mi/ 9 min
Highway 385	9.2 mi/ 14 min