

For Lease

# Industrial 54,000 SF +/-



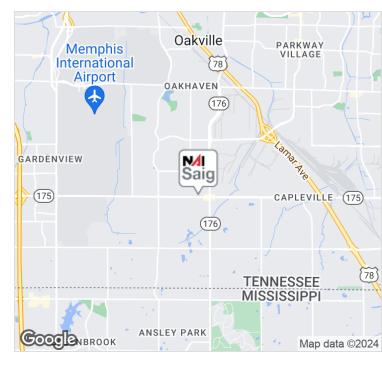
## 4539 Distriplex Drive W

Memphis, Tennessee 38118

### **Property Features**

- 54,000 square feet
- Approx. 15,618 SF office area (includes 3,394 SF mezz area)
- 3.07 acres
- 24' clear ceiling heights
- 200' (depth) x 250' (width)
- 40' x 41 '8" column spacing
- 10 8' x 1 0' dock high overhead doors
- 1 1 0' x 12' overhead door ramp
- 98 parking spaces
- Class IV sprinkler system
- Single-tenant, front park, front load, warehouse and distribution facility.
- · City of Memphis sewer
- Memphis Light Gas & Water gas, electric & water
- Asking lease rate: Negotiable

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For more information:

#### Hank Martin, SIOR

901 526 3100 • hmartin@saigcompany.com

NAI Saig Company 6263 Poplar Avenue Suite 150, Memphis, TN 38119 901 526 3100

saigcompany.com

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