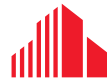


FOR SUBLEASE  
DISTRIBUTION SPACE



CUSHMAN &  
WAKEFIELD



COMMERCIAL  
ADVISORS

# 4949 E RAINES RD

SECURITY FOCUSED  
LOGISTICS BUILDING

Memphis, TN 38118

Fully Fenced Truck Court  
and Car Parking Lot

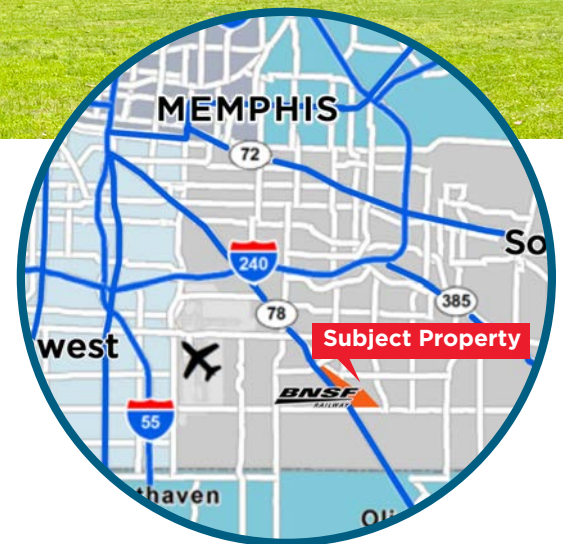


## PROPERTY HIGHLIGHTS

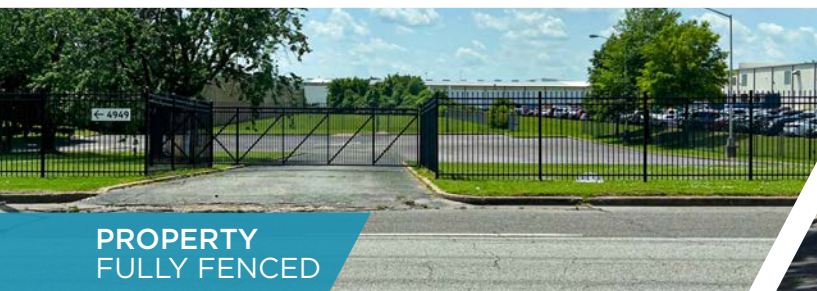
UP TO +/- 60,000 SF SUBLEASE

### Property Highlights:

- Term through January 2030
- Small office with restroom
- 22' clear height
- Seven (7), 8' x 10' dock high doors, 5 with pit levelers
- One (1), 10' x 12' drive in door
- Fully fenced and secure
- T-5 lighting throughout
- ESFR sprinkler
- Abundant car and trailer parking
- Covered outdoor cooking/break area
- Heavy industrial zoning in sought after Southeast submarket
- Heavy Power



- Easy road access
- Intermediate adjacent to BNSF Railway



PROPERTY  
FULLY FENCED



DEDICATED  
CAR PARKING

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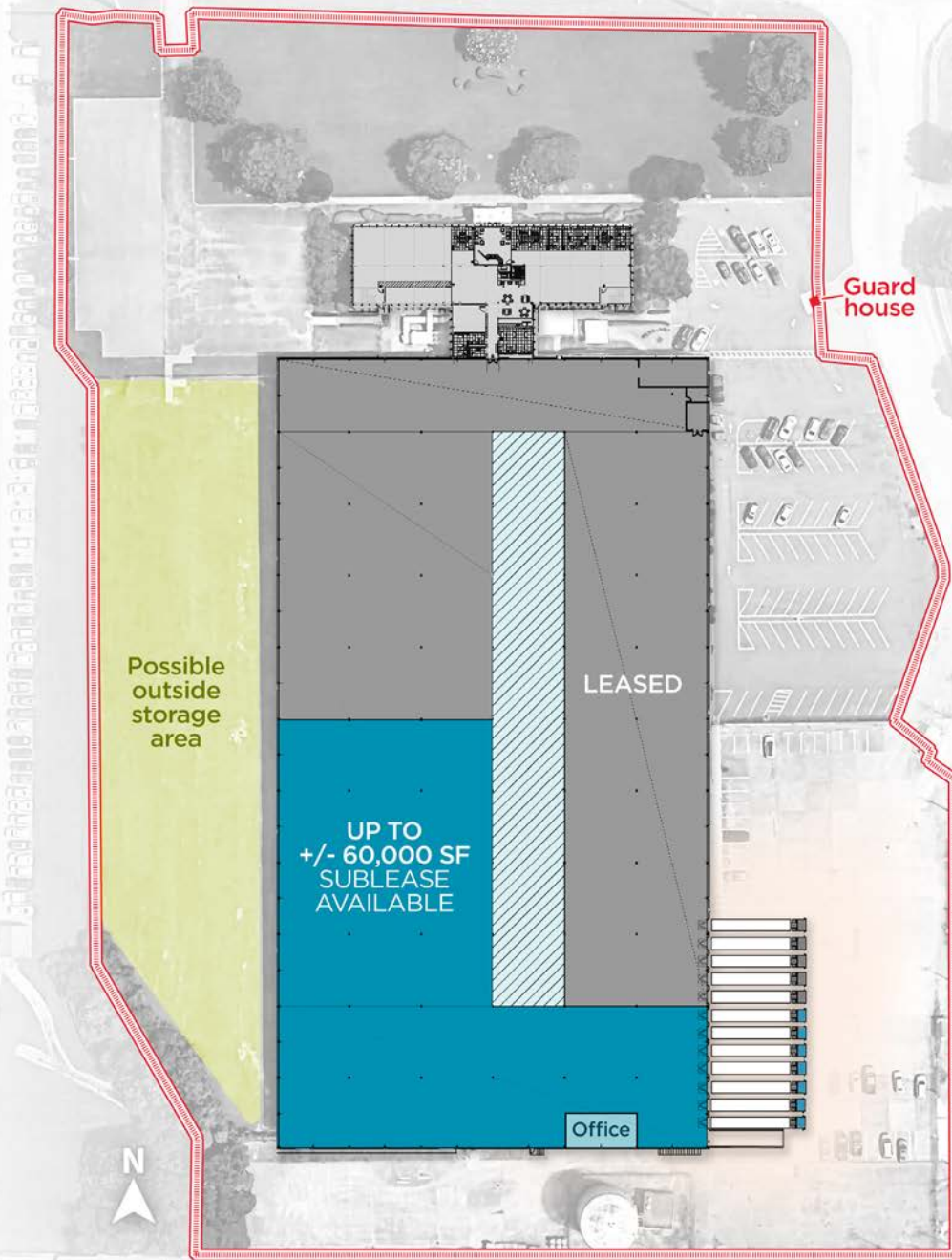
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## SITE PLAN

E Raines Rd



**KEY**

- Secured Fencing
- Shared Area

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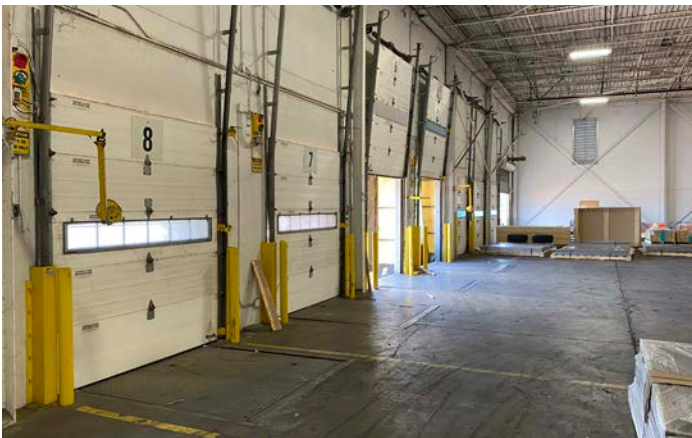
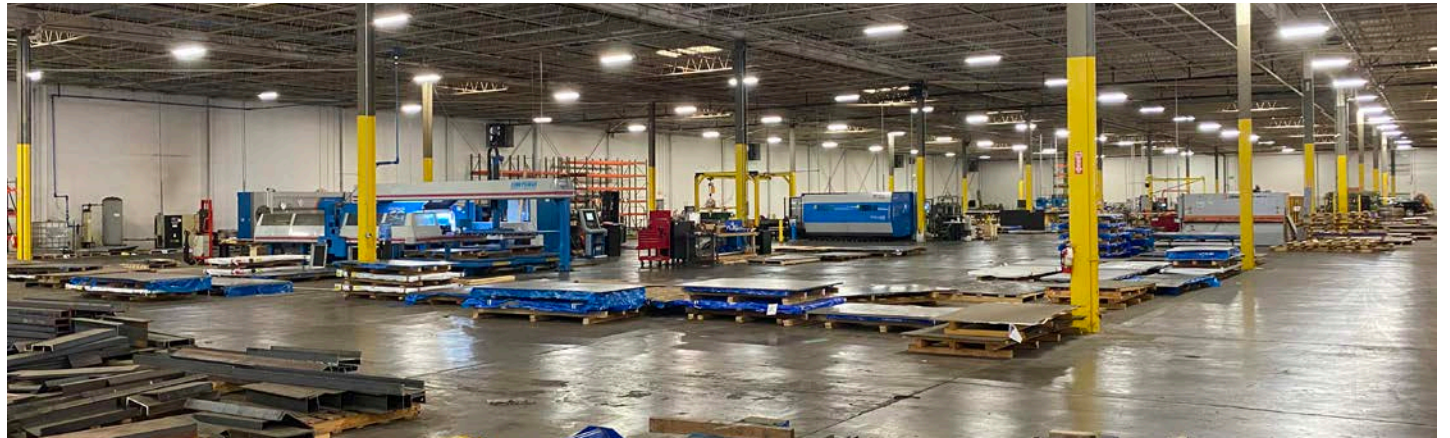
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## WAREHOUSE AREA



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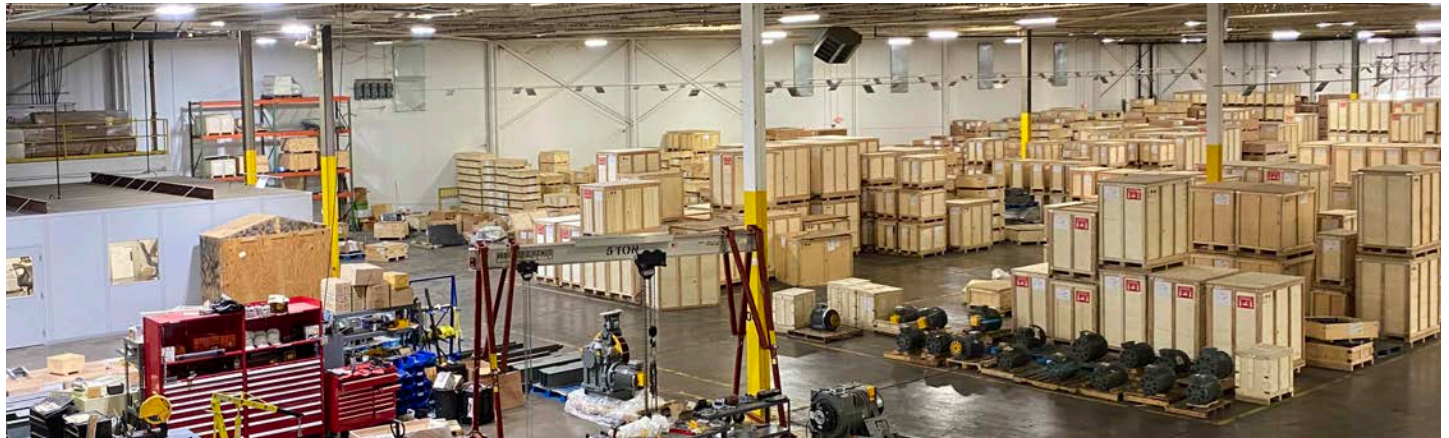
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## SUBLEASE AREA



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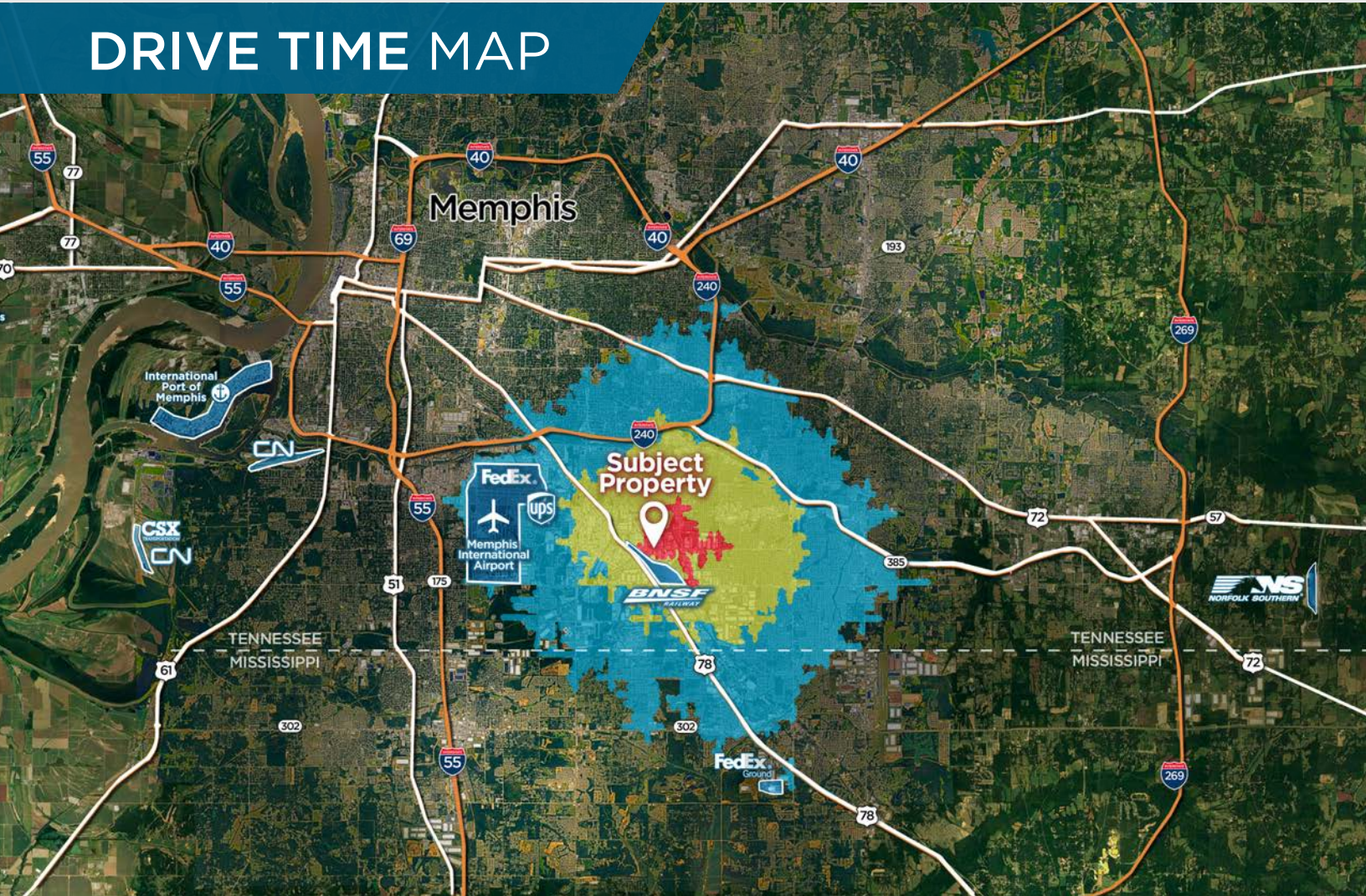
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# 4949 E RAINES RD

Memphis, TN 38118



## DRIVE TIME MAP



**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)



- 5 MINS
- 10 MINS
- 15 MINS

|                   |                   |                    |                    |                    |                    |                    |
|-------------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| <b>14</b><br>MINS | <b>4</b><br>MINS  | <b>16</b><br>MINS  | <b>16</b><br>MINS  | <b>36</b><br>MINS  | <b>17</b><br>MINS  | <b>46</b><br>MINS  |
| <b>8</b><br>MILES | <b>2</b><br>MILES | <b>11</b><br>MILES | <b>11</b><br>MILES | <b>23</b><br>MILES | <b>10</b><br>MILES | <b>42</b><br>MILES |

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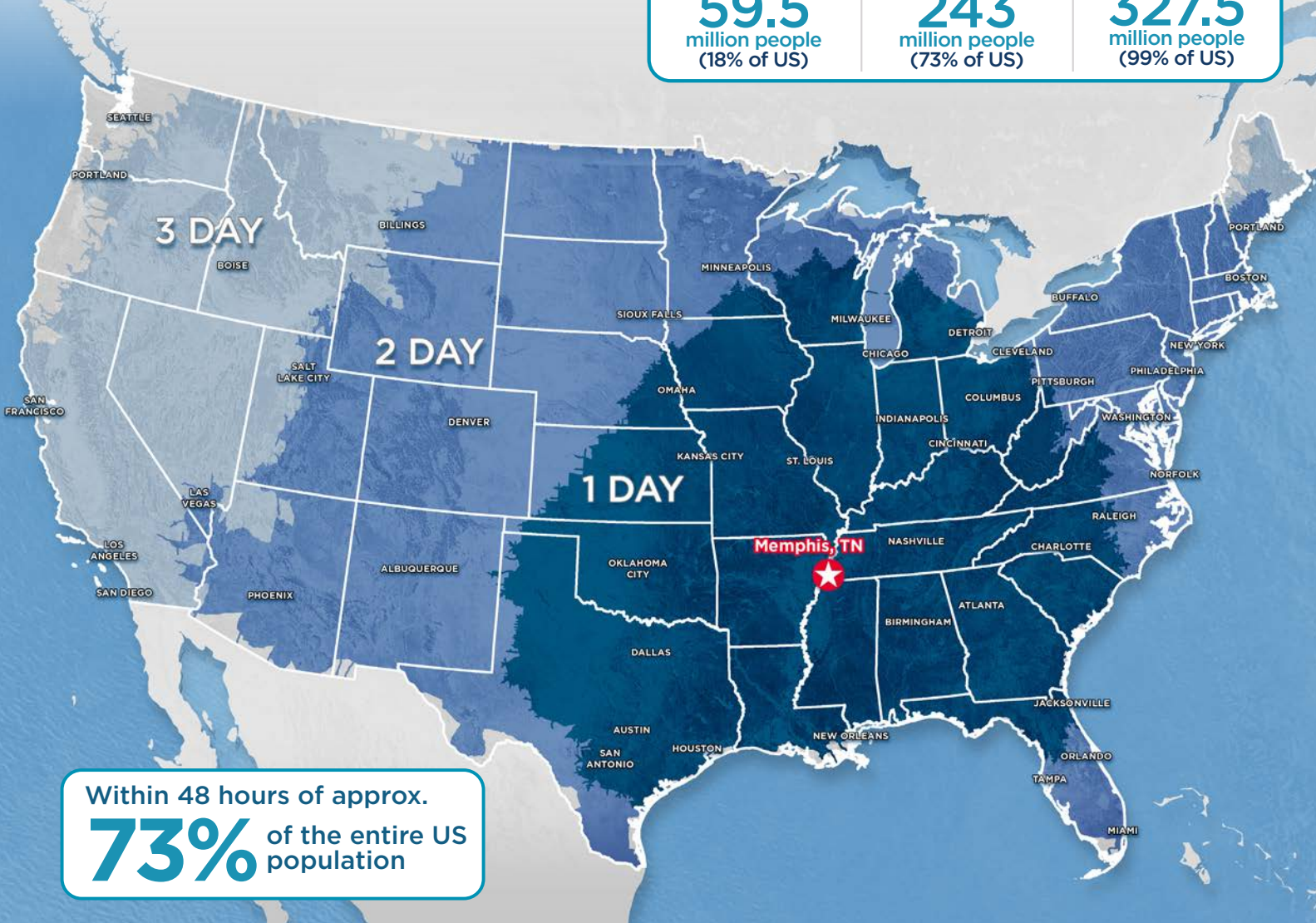
## PRIME LOCATION

### NATIONAL DRIVE TIME

**1-DAY DRIVE**  
**59.5**  
million people  
(18% of US)

**2-DAY DRIVE**  
**243**  
million people  
(73% of US)

**3-DAY DRIVE**  
**327.5**  
million people  
(99% of US)



Within 48 hours of approx.  
**73%** of the entire US population

## MEMPHIS, TN AMERICA'S DISTRIBUTION CENTER



Largest Cargo Airport in the US  
**1st**



Busiest Trucking Corridor  
**3rd**



Class 1 Railroads  
**5**



Largest Inland Port in the US  
**5th**

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