

FOR SALE

INDUSTRIAL DISTRIBUTION FACILITY

4444 Delp Street

Memphis, TN 38118

94,500 SF
Building Size

5.99 Acres
Site Size

14 Docks
Loading Doors

PROPERTY OVERVIEW

4444 Delp Street is a 94,500 SF industrial distribution facility located in the Delp Distribution Center within the Southeast Memphis submarket of Memphis, Tennessee. The building features 14 exterior dock-high doors, one 10' x 10' drive-in door, 20' clear height, 37' x 50' column spacing, 10 exterior levelers, masonry construction, and on-site trailer parking, making it well-suited for distribution, freight handling, and industrial operations.

The site provides heating, gas, lighting, and fluorescent utilities, a secured fenced-in area, rail potential, and ample surface and covered parking. Amenities include 24-hour access, fenced lot, front-loading capability, security features, office space, monument signage, and full property management support.

BUILDING SPECIFICATIONS

Building Size:	94,500 SF
Warehouse Space:	93,000 SF
Office Space:	1,500 SF
Site Size:	5.99 Acres
Clear Height:	20'
Building Height:	23'
Column Spacing:	37' x 50'
Loading Docks:	14 Exterior Dock-High Doors
Drive-In Doors:	One 10' x 10'
Levelers:	10 Exterior
Construction:	Masonry

Power:	3-Phase
HVAC:	Yes
Fire Protection:	Yes
Year Built:	1974
Access:	24/7

STRATEGIC LOCATION

Strategically positioned with excellent connectivity to Interstates 240, 55, and 69, the property benefits from proximity to Memphis International Airport (the busiest cargo airport in the country and second busiest in the world) and the Southeast Memphis Rail Terminal, offering seamless access to regional and national transportation corridors.

- ✓ Memphis International Airport - 10 min
- ✓ I-240, I-55, I-69 Access
- ✓ Port of Memphis Nearby
- ✓ FedEx World Hub Access
- ✓ BNSF Railway Proximity
- ✓ Lamar Ave/Route 78 - 3 min

FOR MORE INFORMATION, PLEASE CONTACT:

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