



BUILDING HIGHLIGHTS

- 32' clear
- Front Load Configuration
- 45mil mechanically attached white TPO
- ESFR sprinkler system with K-17 heads at 52 PSI
- Roof with R-13 insulation
- Office: Build to Suit
- Drive-in doors: 1 (12' x 14')
- Trailer parks: 42 +/-
- Auto parks: 52
- Lighting: LED
- Fully fenced and gated; Tenant may have exclusive gated entrance at Mineral Wells RD entrance. Truck court has the potential to be fully secured.
- Dock doors: 28 total/14 equipped with pit levelers, lights, locks, seals (9'x10')
 - Dock locks: Serco Vehicle Restraint Pitbull Safety-Loc model SL40
 - Dock leveler: Serco Hydraulic leveler 35,000lb weight capacity
 - Dock lights
 - Dock seals



Jeb Fields, SIOR, Dual Designation

Vice Chairman
901 362 4315
jfields@commadv.com

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6099 GLOBAL
DRIVE
Memphis, TN 38141



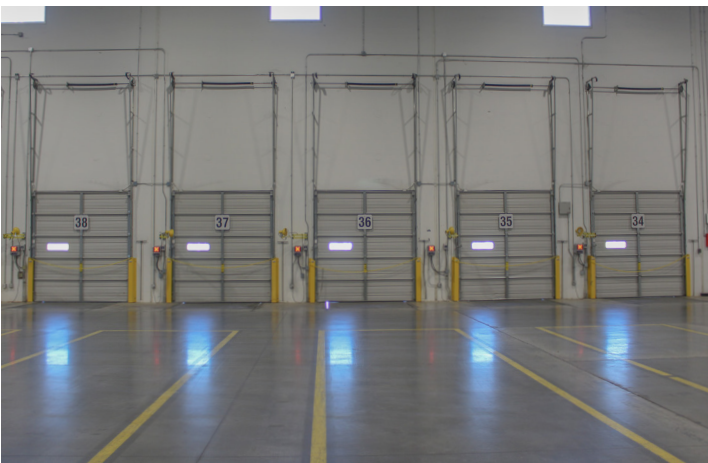
**CUSHMAN &
WAKEFIELD**



**COMMERCIAL
ADVISORS**

UP TO 200,000 SF +/- **AVAILABLE**

THE PROPERTY

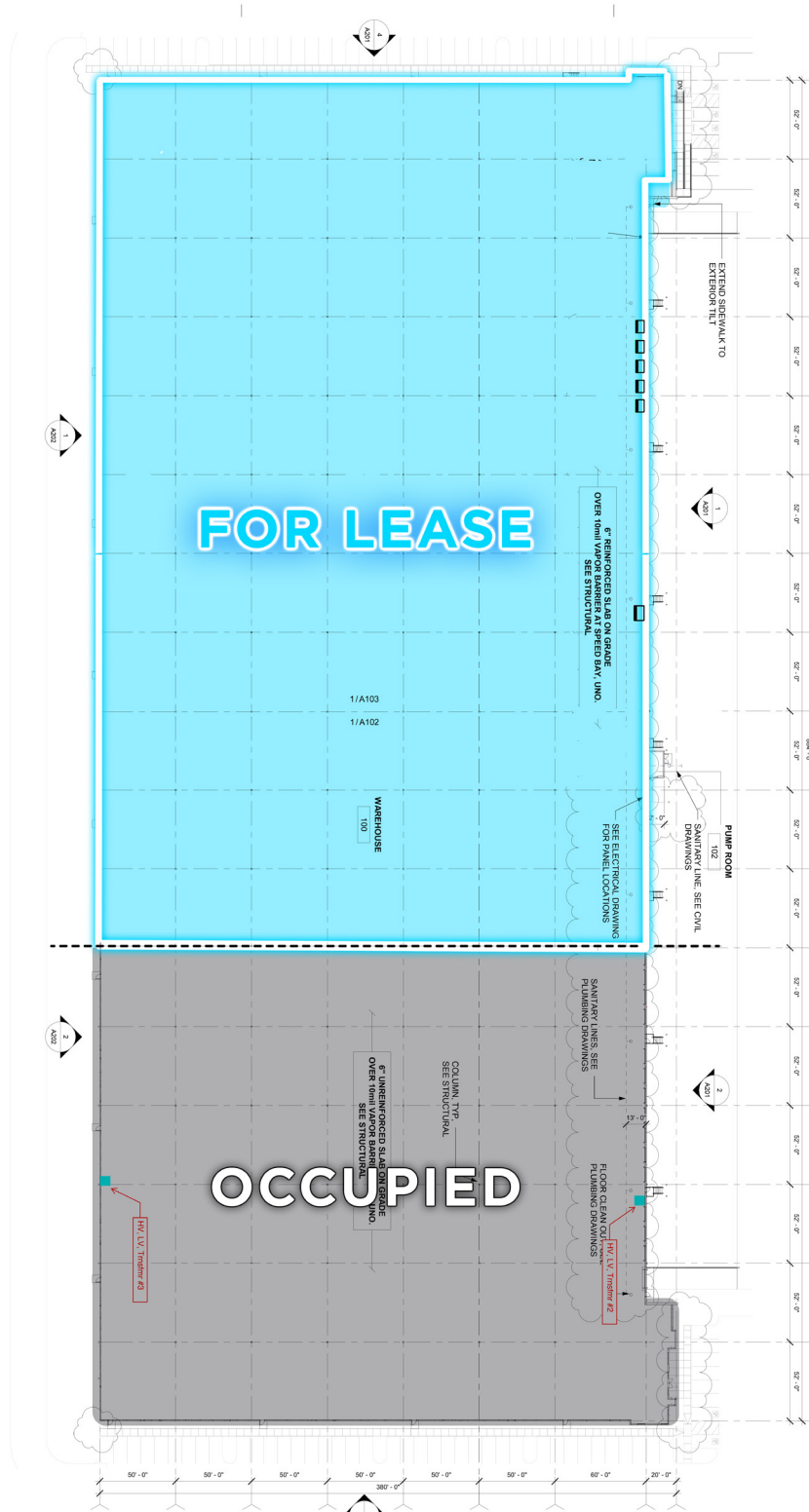


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SITE PLANS



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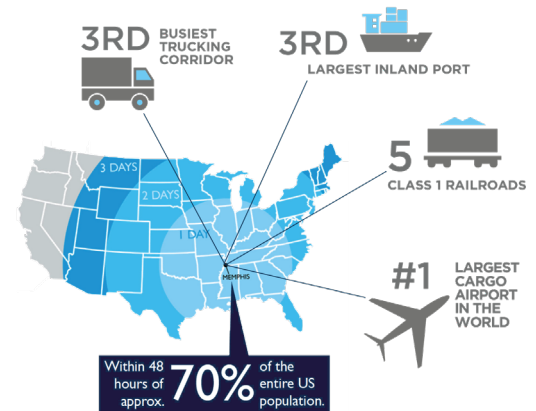
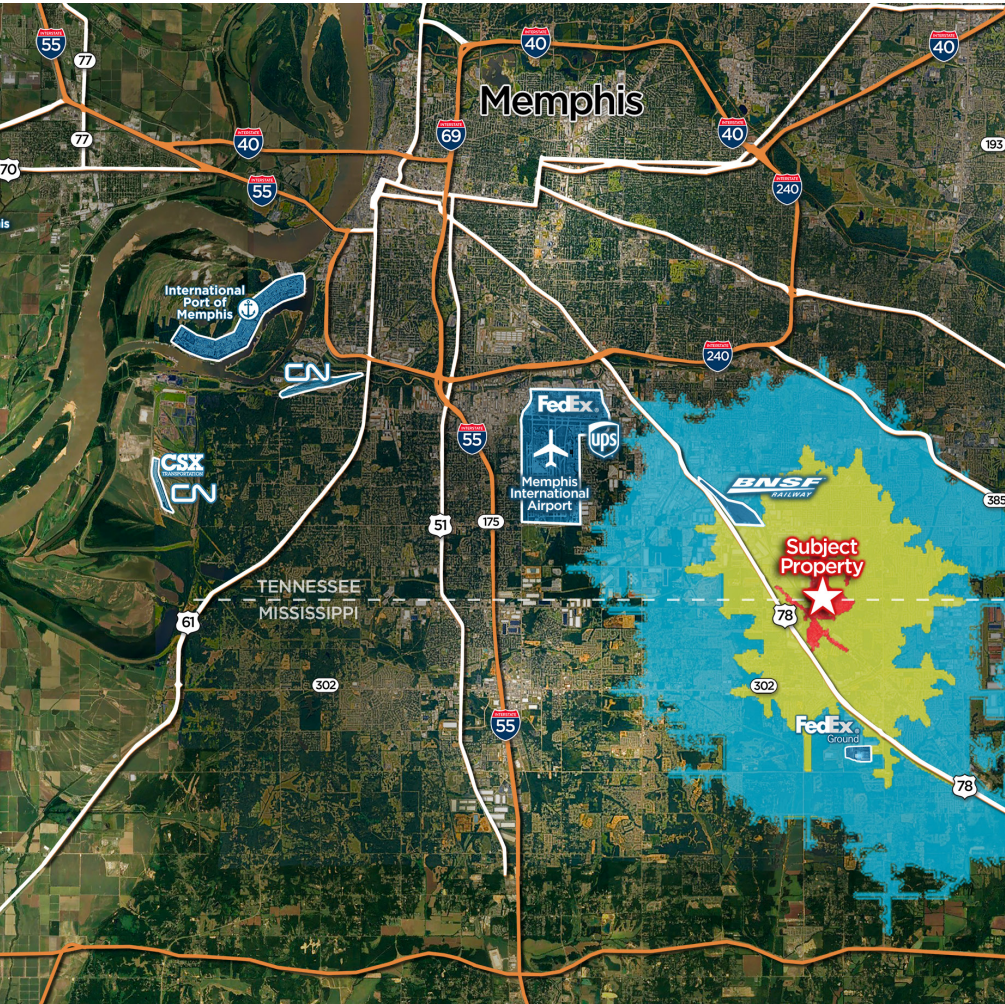
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DRIVE TIME MAP



WHY MEMPHIS?

DRIVE TIME KEY: ■ 5 MINUTES ■ 10 MINUTES ■ 15 MINUTES

9 MINS	21 MINS	27 MINS	27 MINS	26 MINS	29 MINS
4 MILES	12 MILES	13 MILES	18 MILES	12 MILES	19 MILES

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