



FOR LEASE

1709 - 1769 LATHAM ST

213,519 SF

MEMPHIS, TN



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

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PROPERTY HIGHLIGHTS



**NEW EXTERIOR
PAINT (2025)**



**WHITEBOX
RENOVATIONS (2025)**



**VARIOUS SUITE SIZES
AVAILABLE**



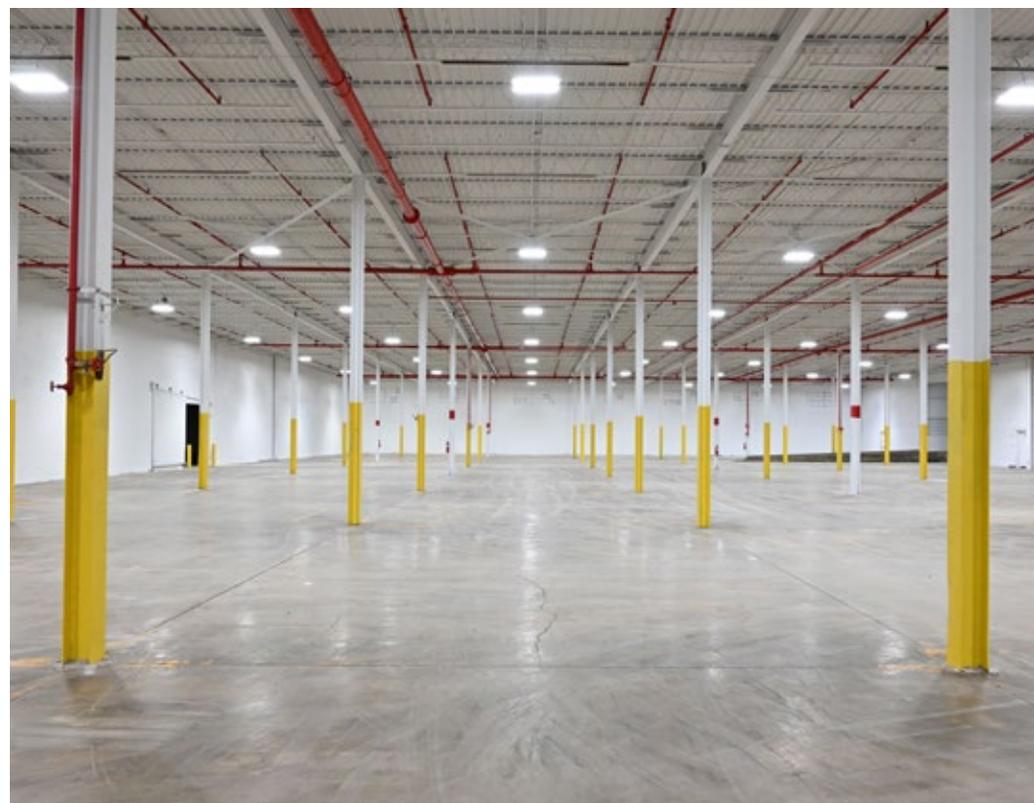
NEW ROOF (2025)



PROPERTY DETAILS

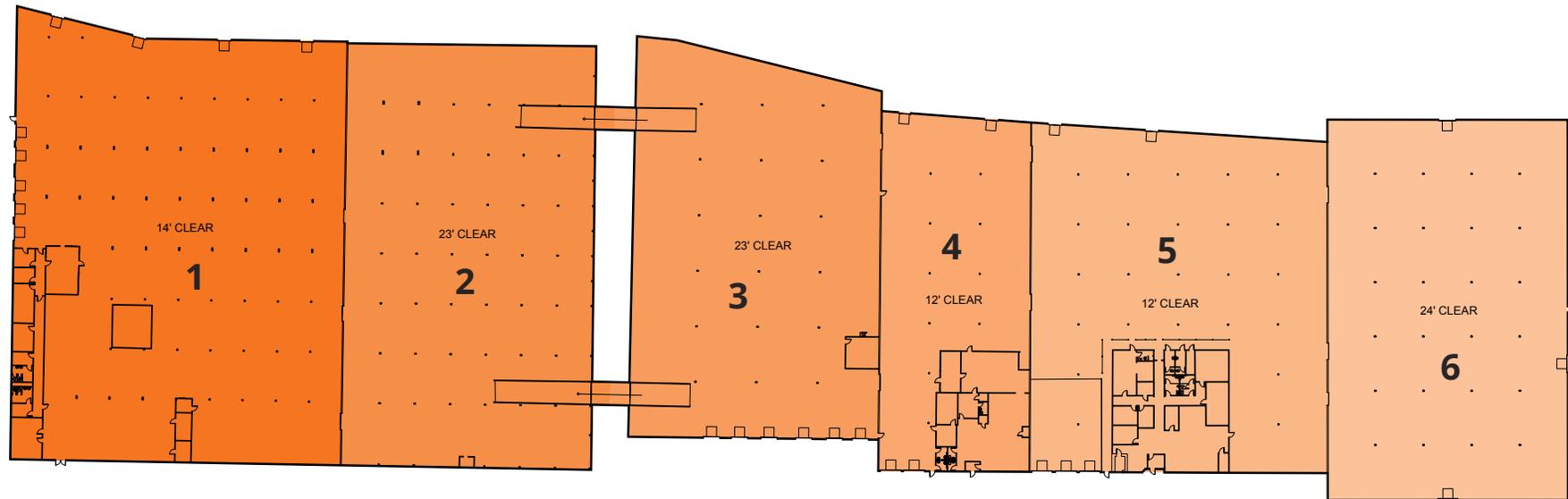
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AVAILABLE SPACE	213,519 SF
MINIMUM DIVISIBLE	19,333 SF
CLEAR HEIGHT	12' - 24'
DOCK DOORS	18
GRADE-LEVEL DRIVE-IN DOORS	2
ROOF	TPO
WALLS	Masonry
FLOORS	Reinforced Concrete
YEAR BUILT	1950
LIGHTING	Fluorescent
FIRE SUPPRESSION	Wet
LAND AREA	8.13 Acres
ZONING	EMP: Industrial



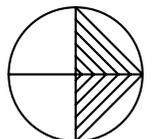
FLOOR PLAN

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NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	DOCK DOORS	SQUARE FEET
1	AVAILABLE	14'	5	51,487 SF
2	AVAILABLE	23'	N/A	38,627 SF
3	AVAILABLE	23'	6	34,285 SF
4	AVAILABLE	12'	2	19,333 SF
5	AVAILABLE	12'	3	36,610 SF
6	AVAILABLE	24'	2	33,177 SF
TOTAL				213,519 SF

[VIEW A MATTERPORT WALK-THROUGH](#)



LOCATION MAP

1709 - 1769 LATHAM ST | MEMPHIS, TN

I-240	3 MILES
I-55	3 MILES
MEMPHIS INT'L AIRPORT	9 MILES
TUPELO, MS	113 MILES
LITTLE ROCK, AR	139 MILES
NASHVILLE, TN	215 MILES
ST. LOUIS, MO	286 MILES
ATLANTA, GA	381 MILES
LOUISVILLE, KY	387 MILES

