

FOR LEASE LOGISTICS SPACE



5625-5653 E SHELBY DR

Memphis, TN 38141

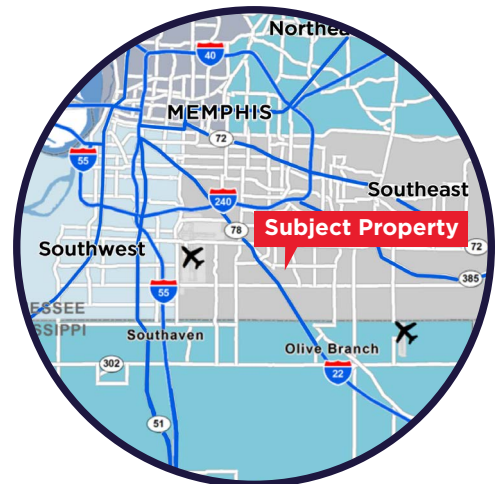
38,400 SF (RBA)



PROPERTY HIGHLIGHTS

4,560 - 23,760 SF Vacant

- **19,200 SF - AVAILABLE**
 - 16,700 SF - Warehouse
 - 2,500 SF - Office space plus breakroom
 - 5 Dock High Doors
 - 1 Dock with Ramp
 - Fresh Paint and Carpet in Office
- **4,560 SF - AVAILABLE**
 - Dedicated Entry
 - 1 Dock High Door
 - 1 Dock with Ramp
- 14' Clear Height
- 1.29 Acres
- Easy access to BNSF & airport
- New Exterior Lighting & Paint



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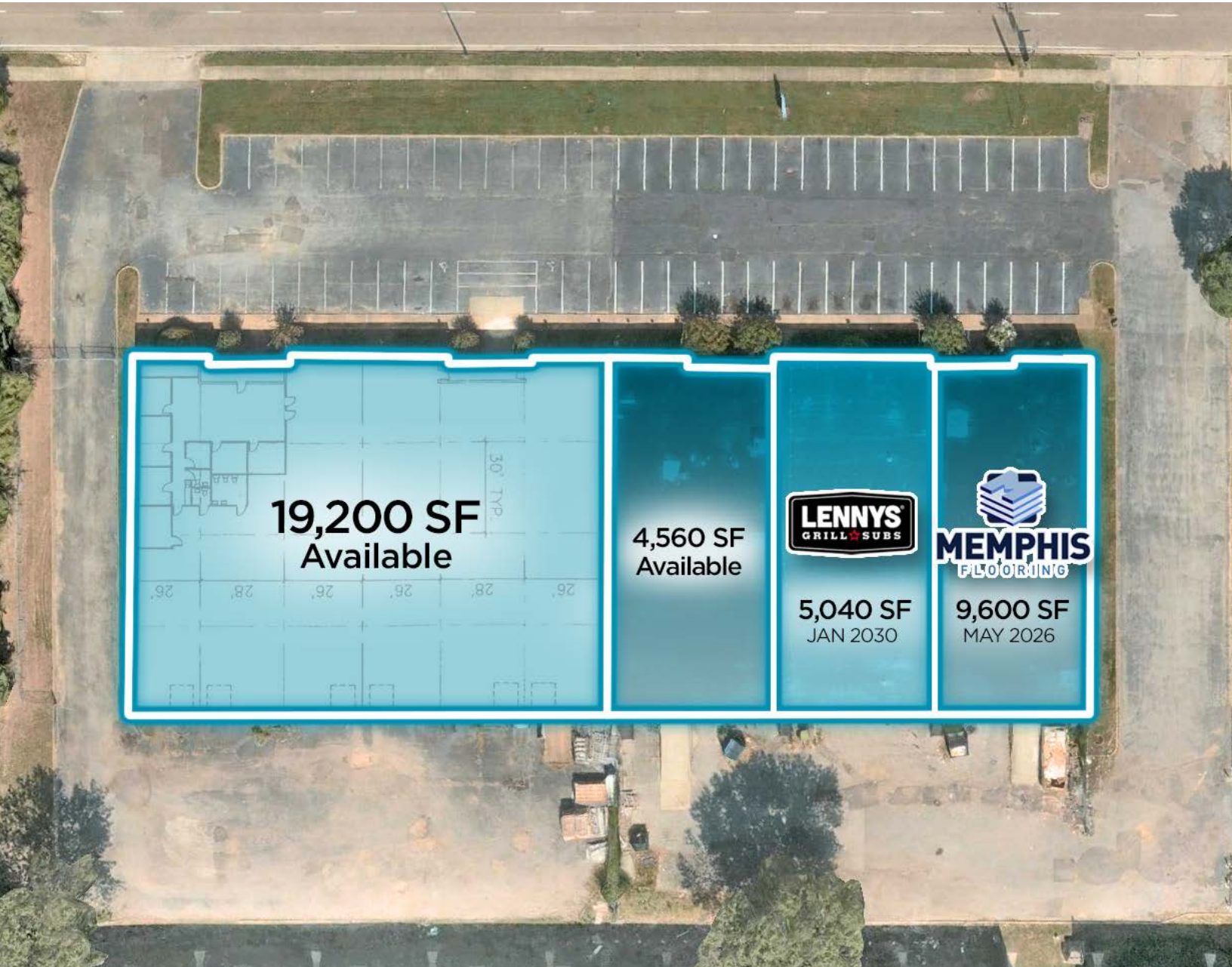
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SITE PLAN



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THE PROPERTY



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CORPORATE NEIGHBORS



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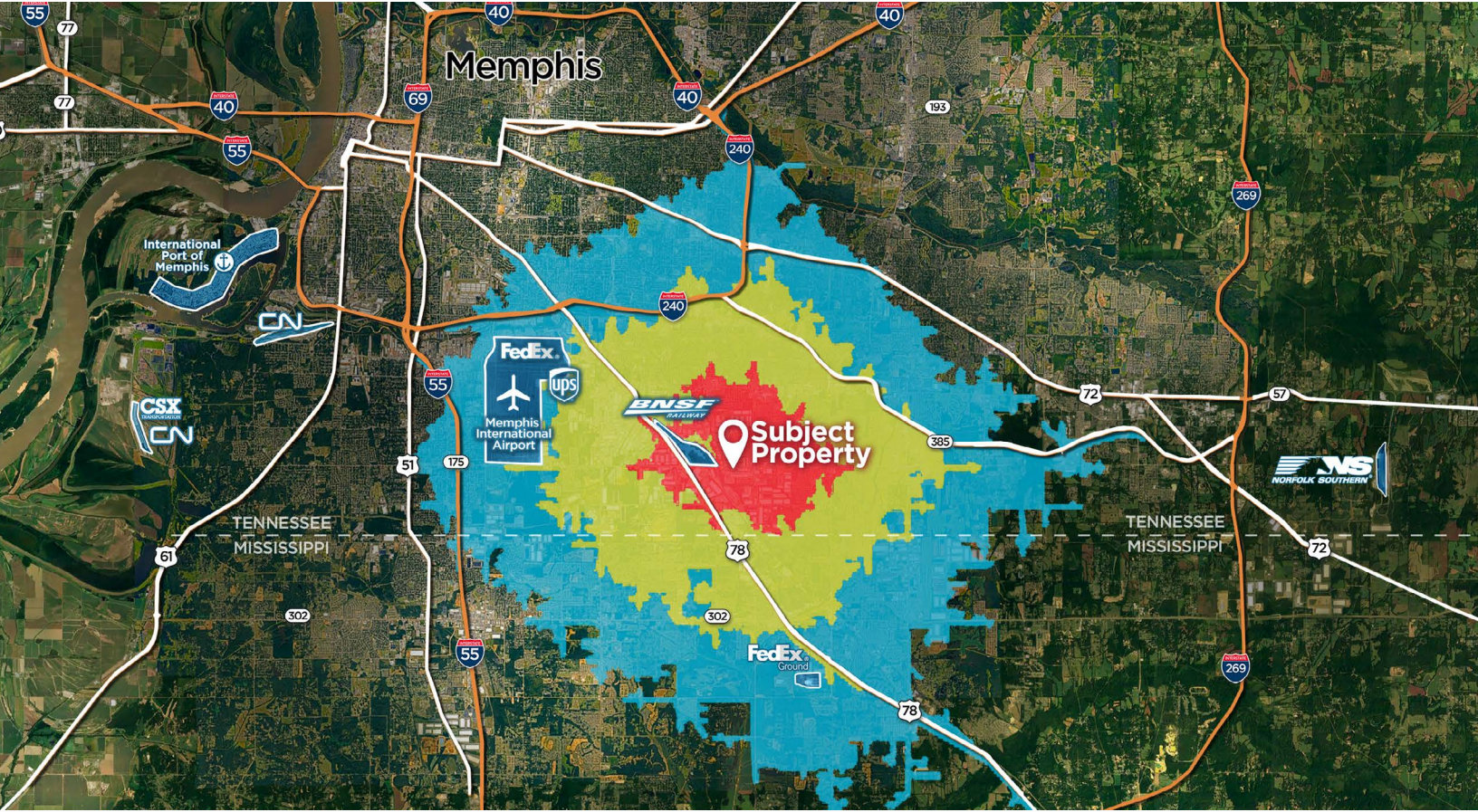
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DRIVE TIME MAP



■ 5 MINS ■ 10 MINS ■ 15 MINS

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)



16 MINS 9 MILES	6 MINS 2 MILES	16 MINS 11 MILES	16 MINS 13 MILES	30 MINS 21 MILES	13 MINS 8 MILES	47 MINS 43 MILES
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NATIONAL DRIVE TIME

1-DAY DRIVE

59.5
million people
(18% of US)

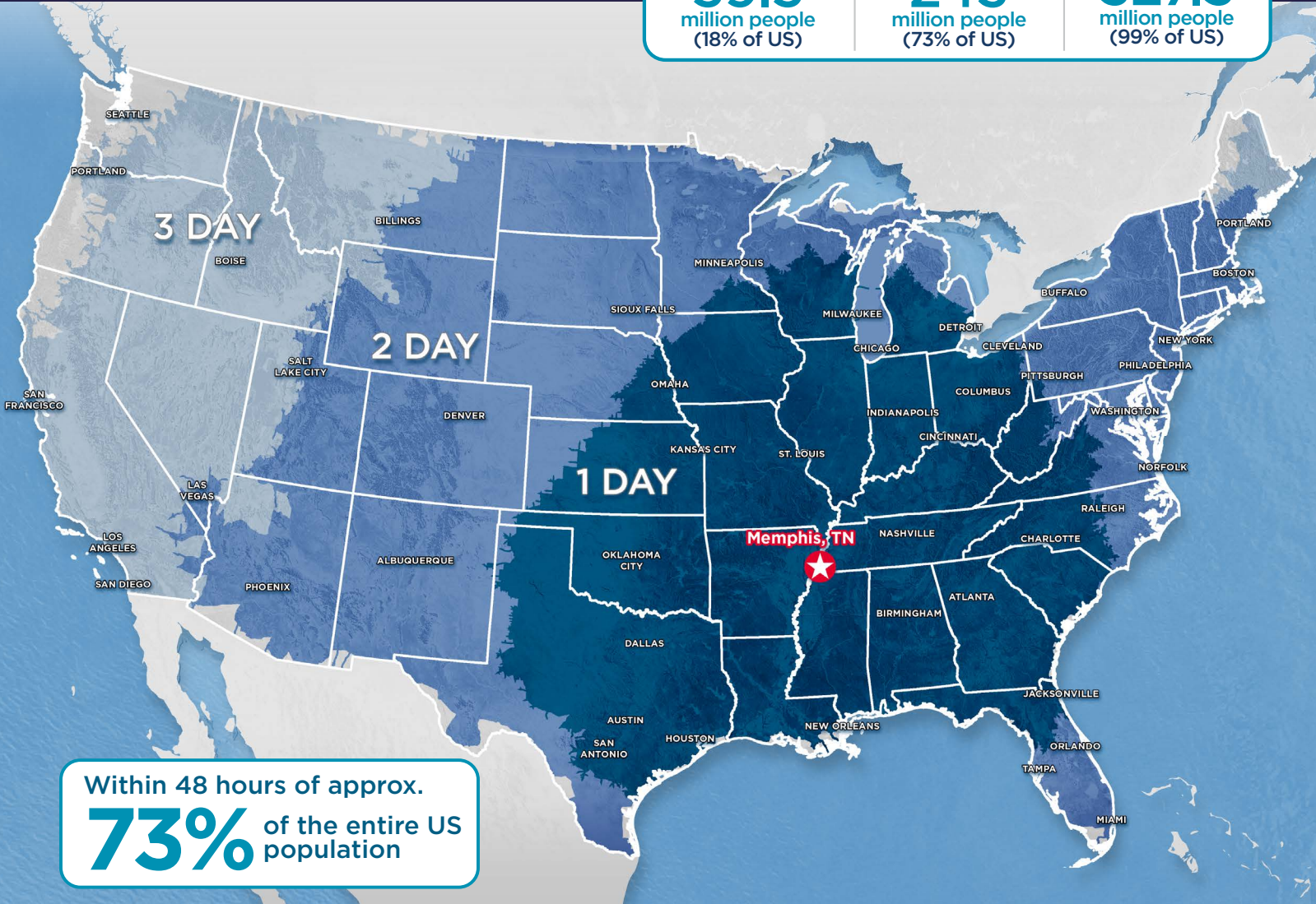
2-DAY DRIVE

243
million people
(73% of US)

3-DAY DRIVE

327.5
million people
(99% of US)

PRIME LOCATION



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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