## AVISON YOUNG

# 4450 S Mendenhall Rd

Available for lease



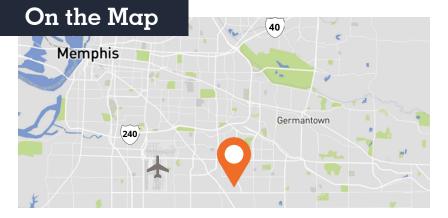
## **Property highlights**

- 23,031 sf vacancy located in Mendenhall Business Park
- Office build-to-suit
- 3 rear load dock-high doors
- 24 ft clear height
- 600 amp three phase tower



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Bentley Pembroke, SIOR, Vice President
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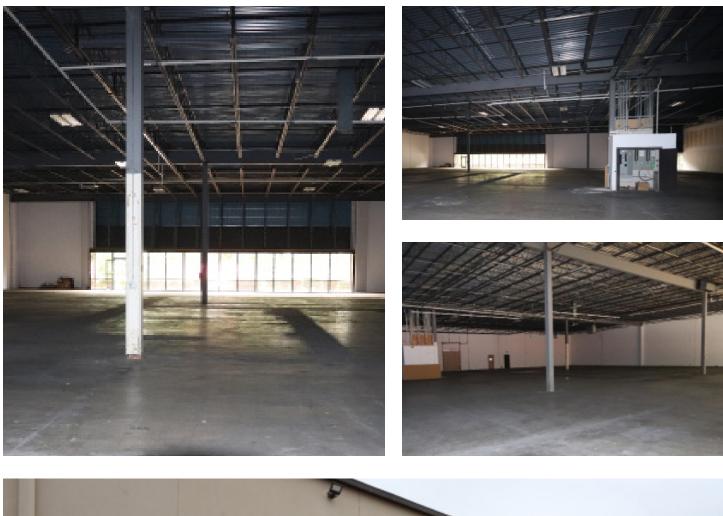


**5350 Poplar Avenue, Suite 205** Memphis, TN 38119 901 231 1400

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#### Property photos

### 4450 S Mendenhall Rd| Memphis, TN 38141





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**Key Destinations** 



**Highway 175** 0.5 mi / 1 min



**Highway 78** 1.6 mi / 4 min



I-240 4.3 mi / 10 min





**Intermodal Yard** 1.8 mi / 6 min



Memphis International Airport

8.2 mi / 19 min



**FedEx World Hub** 7.1 mi / 12 min



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