

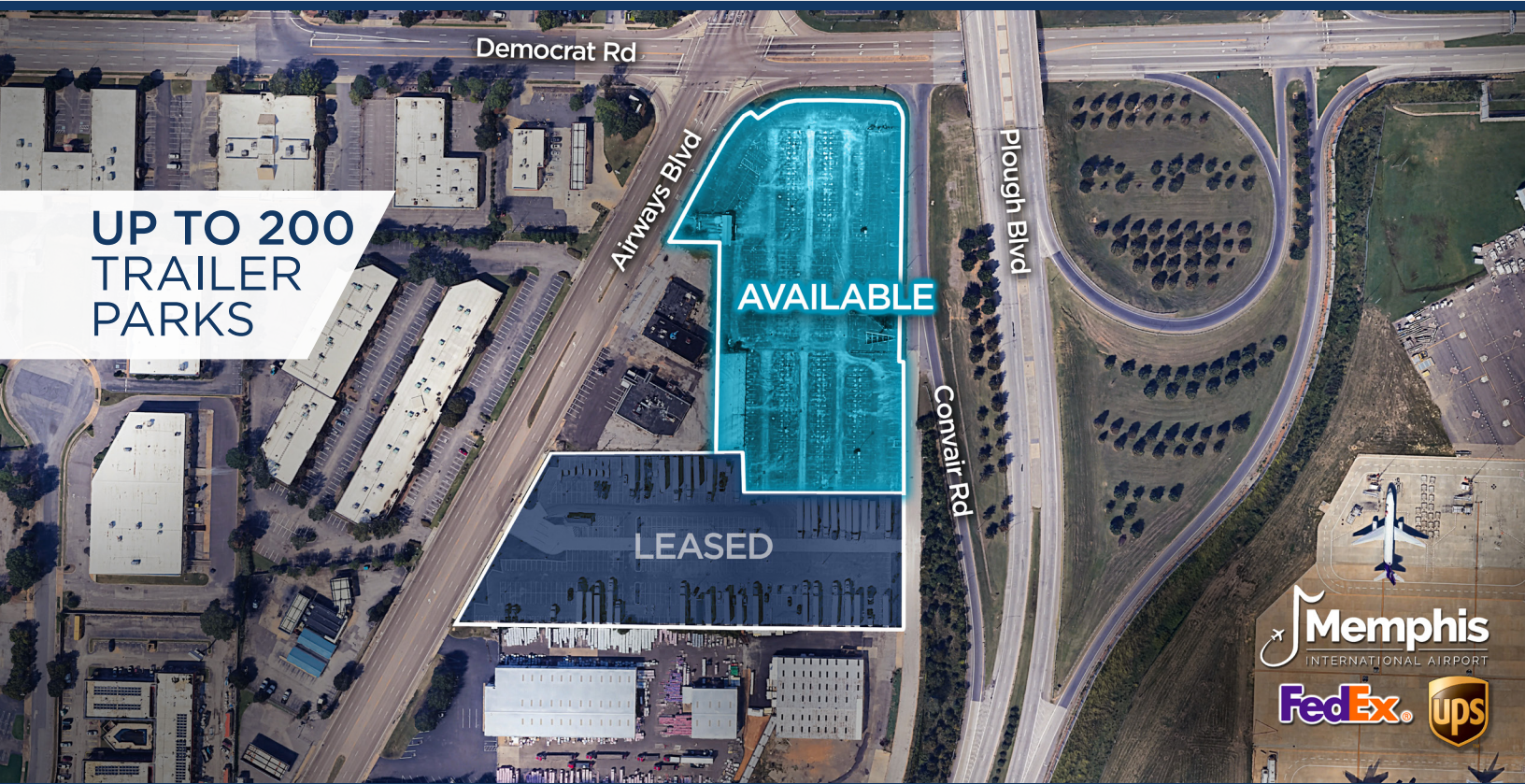
PARKING | FOR LEASE

4.3 ACRES AVAILABLE

TRUCK PARKING | DROP YARD
OUTDOOR STORAGE | FLEET PARKING



2303 Democrat Rd | Memphis, TN 38132



UP TO 200
TRAILER
PARKS

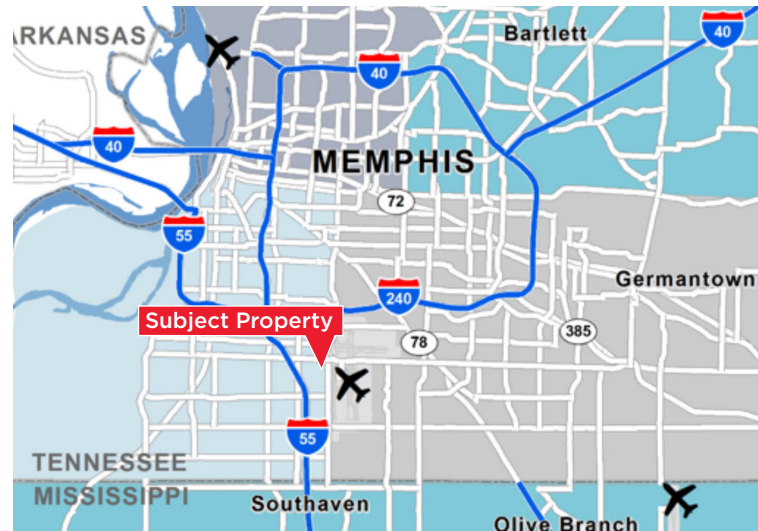
AVAILABLE

LEASED

4.3 Acre Parking Lot

Property Highlights

- Parcel ID 060220 00055C
- 8.3 acres total
- 4.3 acres available for lease
- Fully fenced
- Up to 200 trailer parks
- Up to 900 car parks
- Fully paved
- Well lit
- Zoning permits container stacking
- Adjacent to Memphis International Airport and FedEx Hub
- Quick access to major transit corridors including I-240 and I-55



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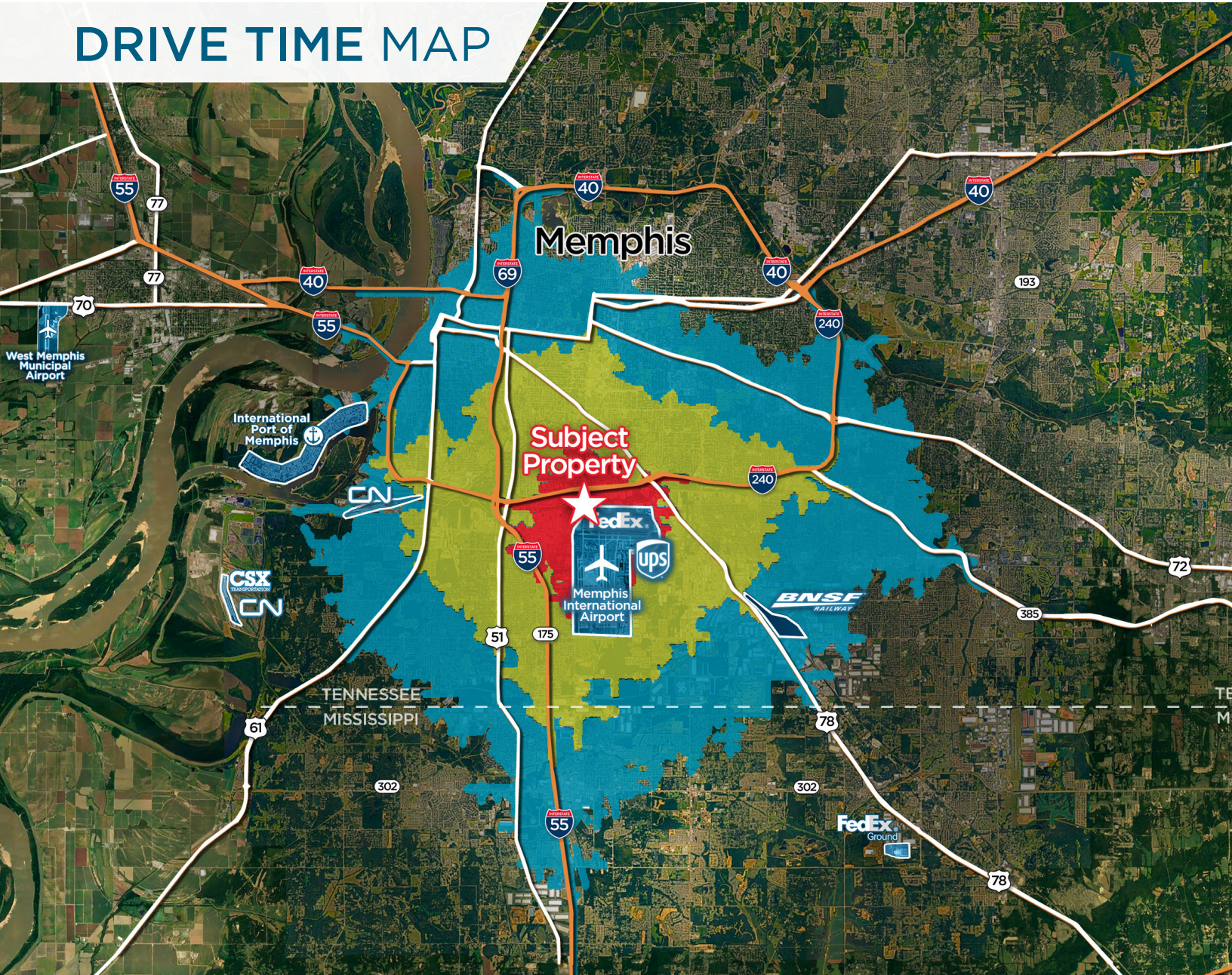
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DRIVE TIME MAP



	5 MINS			10 MINS			15 MINS	
	3	6	12	19	24	32	40	
	MINS	MINS	MINS	MINS	MINS	MINS	MINS	
	2	2	12	12	15	29	44	
	MILE	MILE	MILE	MILE	MILE	MILE	MILE	

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PRIME LOCATION

NATIONAL DRIVE TIME

1-DAY DRIVE

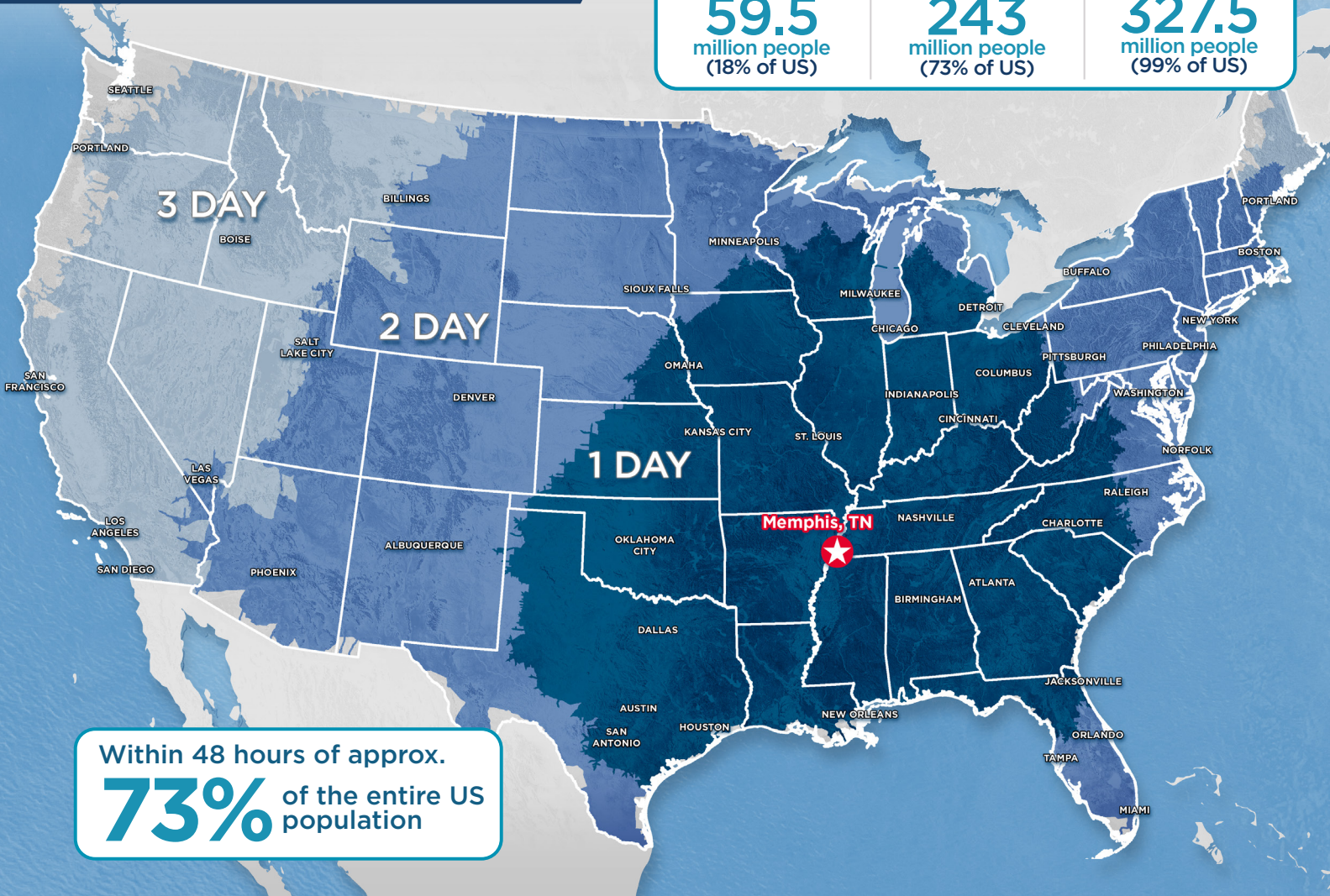
59.5
million people
(18% of US)

2-DAY DRIVE

243
million people
(73% of US)

3-DAY DRIVE

327.5
million people
(99% of US)



Within 48 hours of approx.

73% of the entire US population

MEMPHIS, TN AMERICA'S DISTRIBUTION CENTER



2nd

Largest Cargo Airport in the World



3rd

Busiest Trucking Corridor



5

Class 1 Railroads



3rd

Largest Inland Port in the US

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