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VIEW ONLINE 

31,720± SF Industrial Building

4161 New Getwell Rd  
Memphis, TN 38118

**HUNTER ADAMS, SIOR**  
Senior Vice President | Principal  
901 312 4915  
hunter.adams@colliers.com

**COLLIERS**  
6363 Poplar Ave., Ste. 220  
Memphis, TN 38119  
901 375 4800

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## Property Features

Southeast Submarket	T-5 lights
Light industrial zoning	21' -23' clear height
Built in 1999	40' x 40' column spacing
Total Building - 31,720± SF Available Now - 18,920± SF	4 dock doors- 10 x 10
Security cameras	4 drive-in doors - 12w x 14h
Lot - 9.76± AC	3-phase electrical; 120/ 208 & 277/480
Back up generators	Racking available

## Tenant Info

Garda World	Occupies 12,800 SF
Lease Rate: \$4.60 NNN with 3% increases	Lease Expires: June 2028

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