

FOR LEASE OR SALE LOGISTICS SPACE



COMMERCIAL
ADVISORS

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
- Purchase Price: \$2,550,000
- 14' Clear Height
- 1.29 Acres
- Easy access to BNSF & airport
- New Exterior Lighting & Paint



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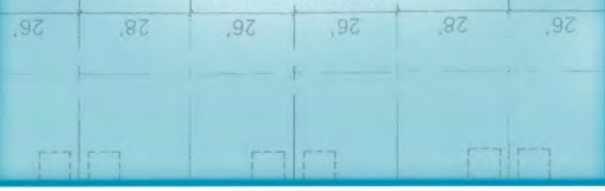


SITE PLAN



19,200 SF
Available

30' TYP



4,560 SF
Available



5,040 SF
JAN 2030



9,600 SF
MAY 2026

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THE PROPERTY



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CORPORATE NEIGHBORS



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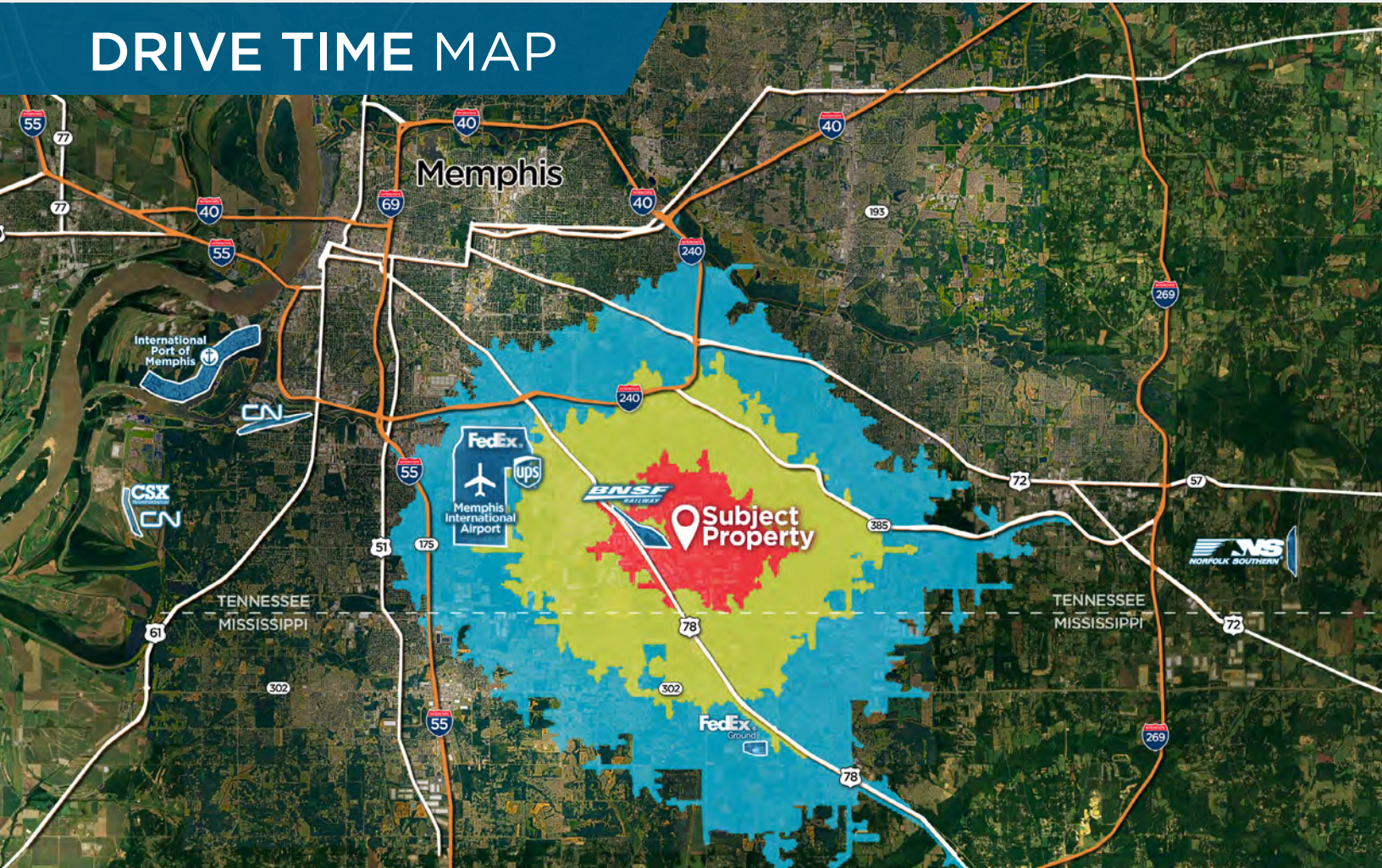


5 MINS

10 MINS

15 MINS

DRIVE TIME MAP



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

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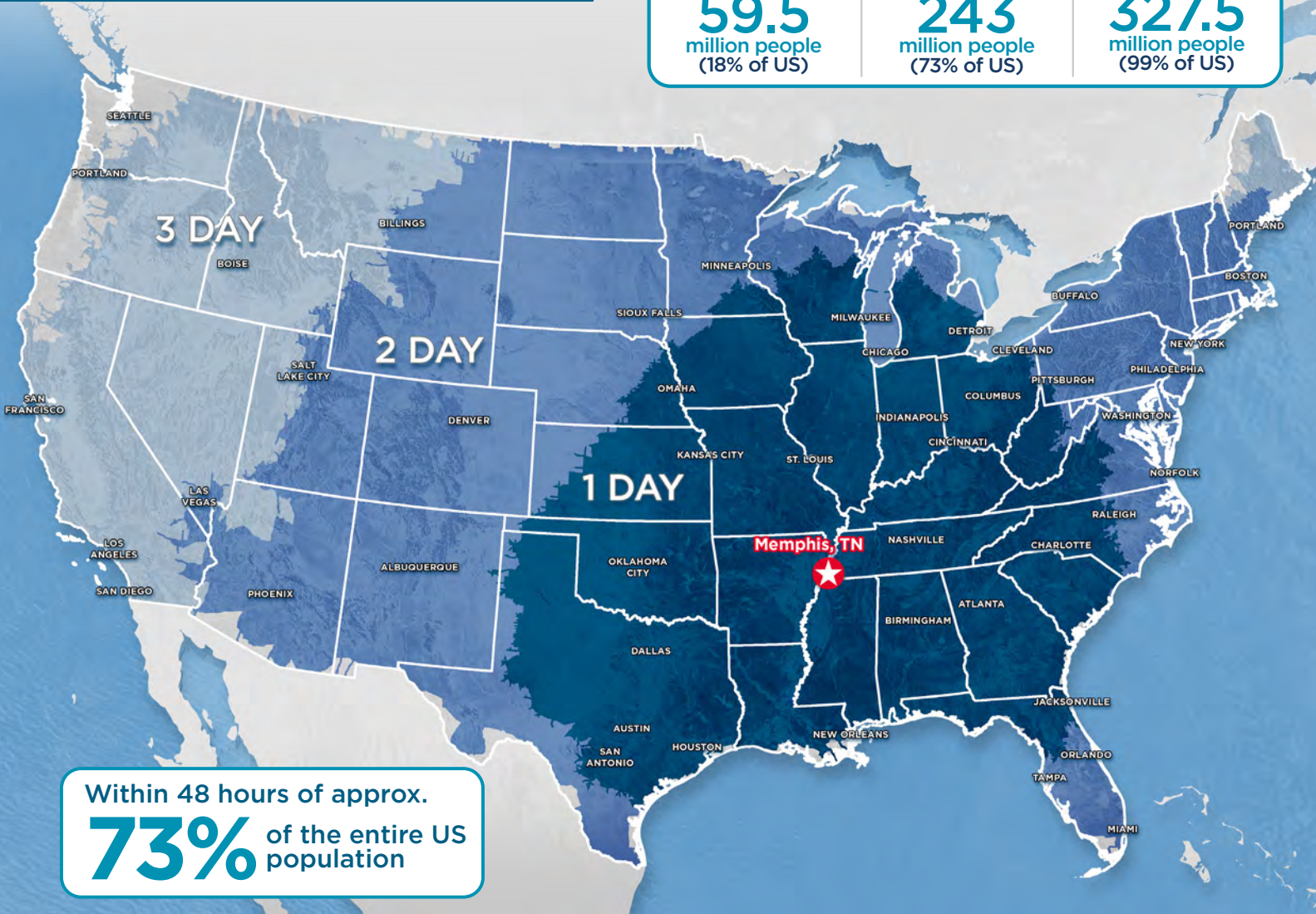
PRIME LOCATION

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



1st Largest Cargo Airport in the US



3rd Busiest Trucking Corridor



5 Class 1 Railroads



5th Largest Inland Port in the US

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