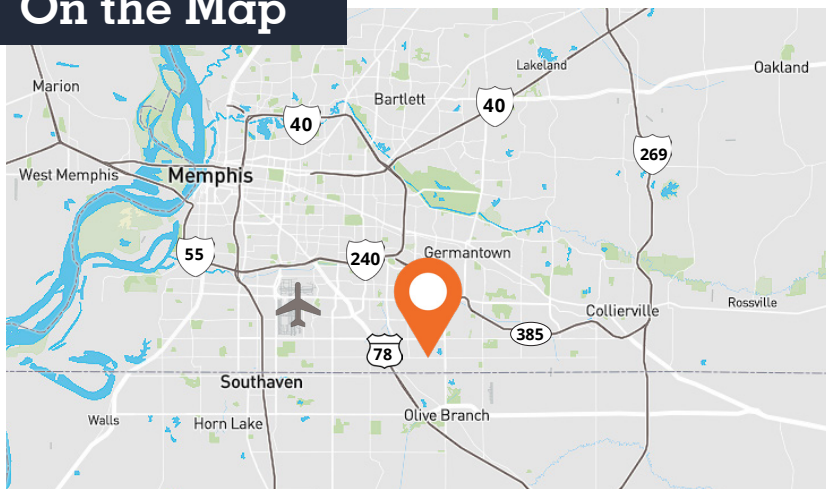




## Property highlights

- Three vacancies available in Mendenhall Business Center
- Located in the Southeast submarket
- Close proximity to BNSF, Memphis International Airport, and FedEx

## On the Map



### For more information, please contact:

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**5350 Poplar Avenue, Suite 205**

Memphis, TN 38119

901 231 1400





**Building A**

4400 S Mendenhall Rd

- 9,548 sf available within 30 days
- 3,830 sf office
- 18 ft clear height
- 3 dock doors



**Building B**

4450 S Mendenhall Rd

- 23,031 sf available
- Office build-to-suit
- 24 ft clear height
- 600 amp three-phase tower
- 3 rear load dock-high doors



**Building C**

4370 S Mendenhall Rd

- Fully leased



**Building D**

4440 S Mendenhall Rd

- Fully leased



**Building E**

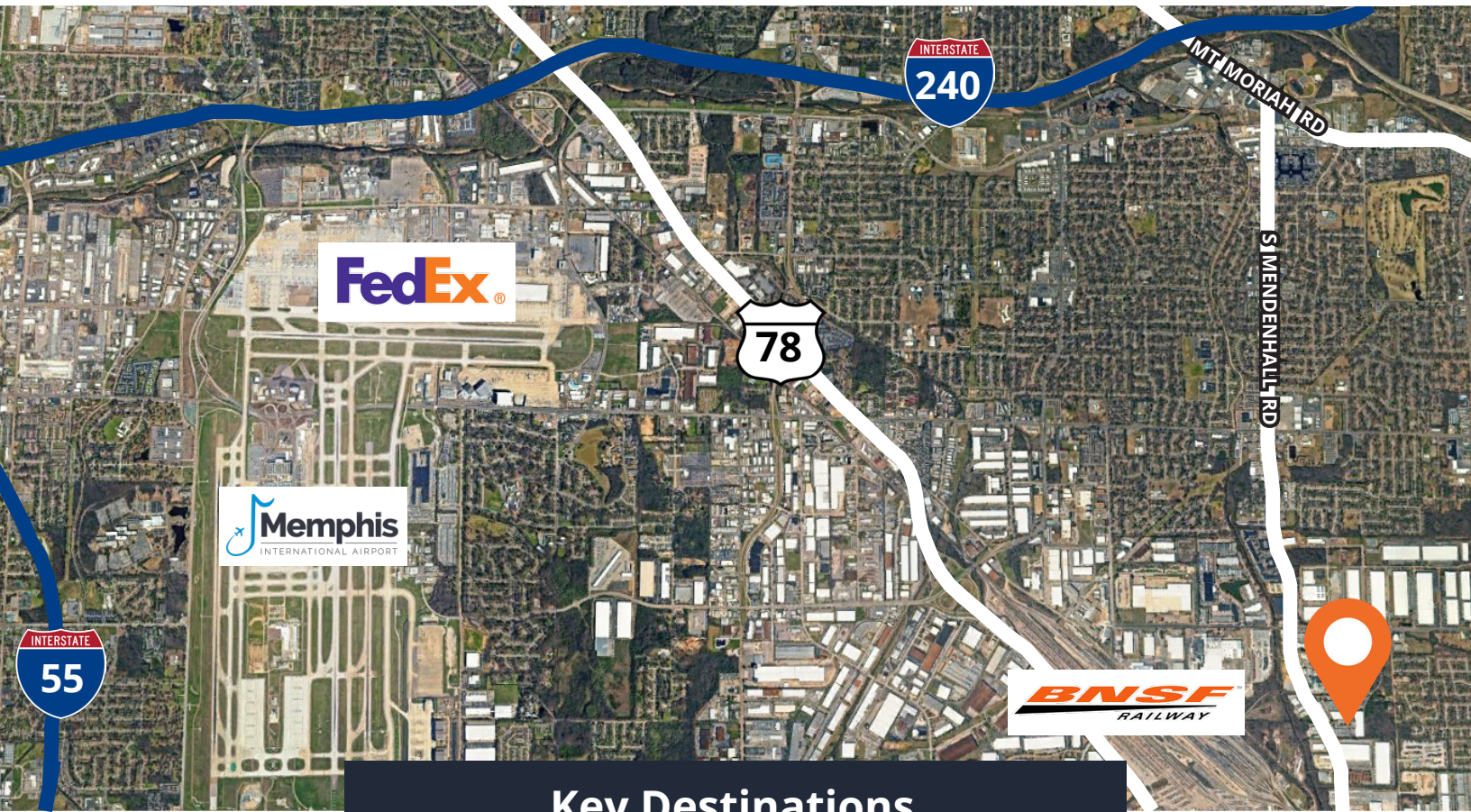
4444 S Mendenhall Rd

- 60,140 sf available on 10/01/2025
- 2,800 sf office
- 24 ft clear height
- 6 dock doors
- 1 grade level door
- 50x50 column spacing



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## Key Destinations



**Highway 175**  
0.5 mi / 1 min



**Highway 78**  
2.0 mi / 5 min



**I-240**  
4.2 mi / 9 min



**I-55**  
7.3 mi / 15 min



**Intermodal Yard**  
1.6 mi / 5 min



**Memphis  
International  
Airport**  
7.5 mi / 16 min



**FedEx World Hub**  
7.0 mi / 15 min

**AVISON  
YOUNG**

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