



For Lease

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Stage Industrial Park
Memphis, TN 38133

Square-Foot Available:

2,375 -
12,500 SF



Park includes
service center/flex
industrial product



Multi-tenant &
divisible depending
on the design



Surrounded
by numerous
amenities



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Property Overview

| Building | Suite # | Size (SF) | Office (SF) | Clear Height | Dock Doors | Drive-in Doors | Comments |
|----------------------------|---------|-----------|-------------|--------------|------------|----------------|-----------------------|
| 3080 Stage Post Drive | 108 | 2,375 | 30% | 15' | 1 | | |
| 7850 Stage Hills Boulevard | 102-106 | 12,500 | 2,150 | 16' | 5 | | <i>Available 1Q25</i> |



Building Amenities

- All nine (9) buildings are service center/flex industrial product
- Each building is multi-tenant & divisible depending on the design
- There is a range of product-type with dock-high doors, drive-in doors, or a combination of both
- Across the portfolio, we have clear heights from 14'-19'+, various building depths, office buildouts and electrical capacities
- Parking is 2/1,000 SF throughout the park. Random additional spaces to be used on per deal basis
- Convenient to I-40, Downtown Memphis and the FedEx & UPS hub facilities
- Directly across from St. Francis Hospital Bartlett and just minutes from numerous amenities including Wolfchase Galleria, restaurants, and hotels

Demographic Profile



2023 Population

| | | |
|-----------|-----------|------------|
| (2 Miles) | (5 Miles) | (10 Miles) |
| 21,355 | 156,380 | 387,766 |



Total 2023 Households

| | | |
|-----------|-----------|------------|
| (2 Miles) | (5 Miles) | (10 Miles) |
| 7,970 | 59,715 | 148,057 |



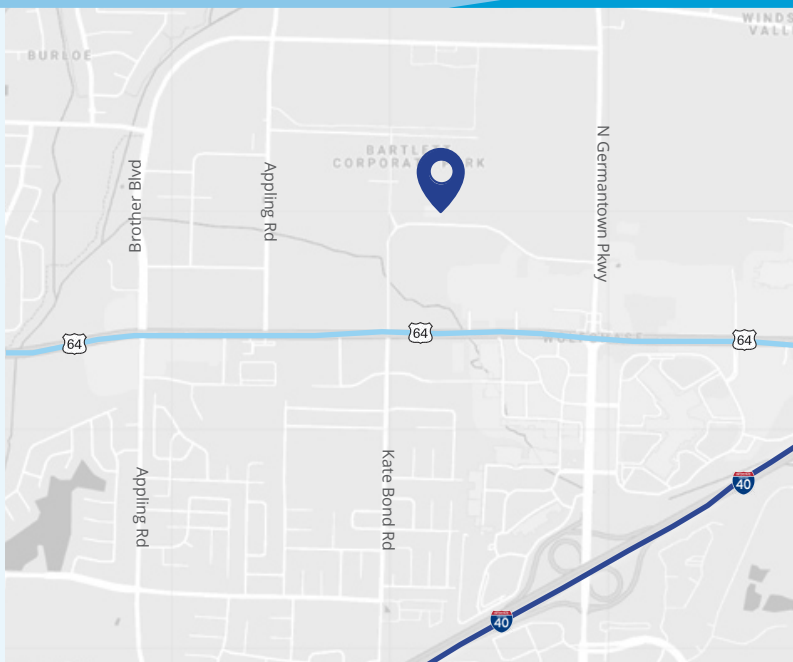
Average Household Income

| | | |
|-----------|-----------|------------|
| (2 Miles) | (5 Miles) | (10 Miles) |
| \$90,653 | \$90,658 | \$97,837 |

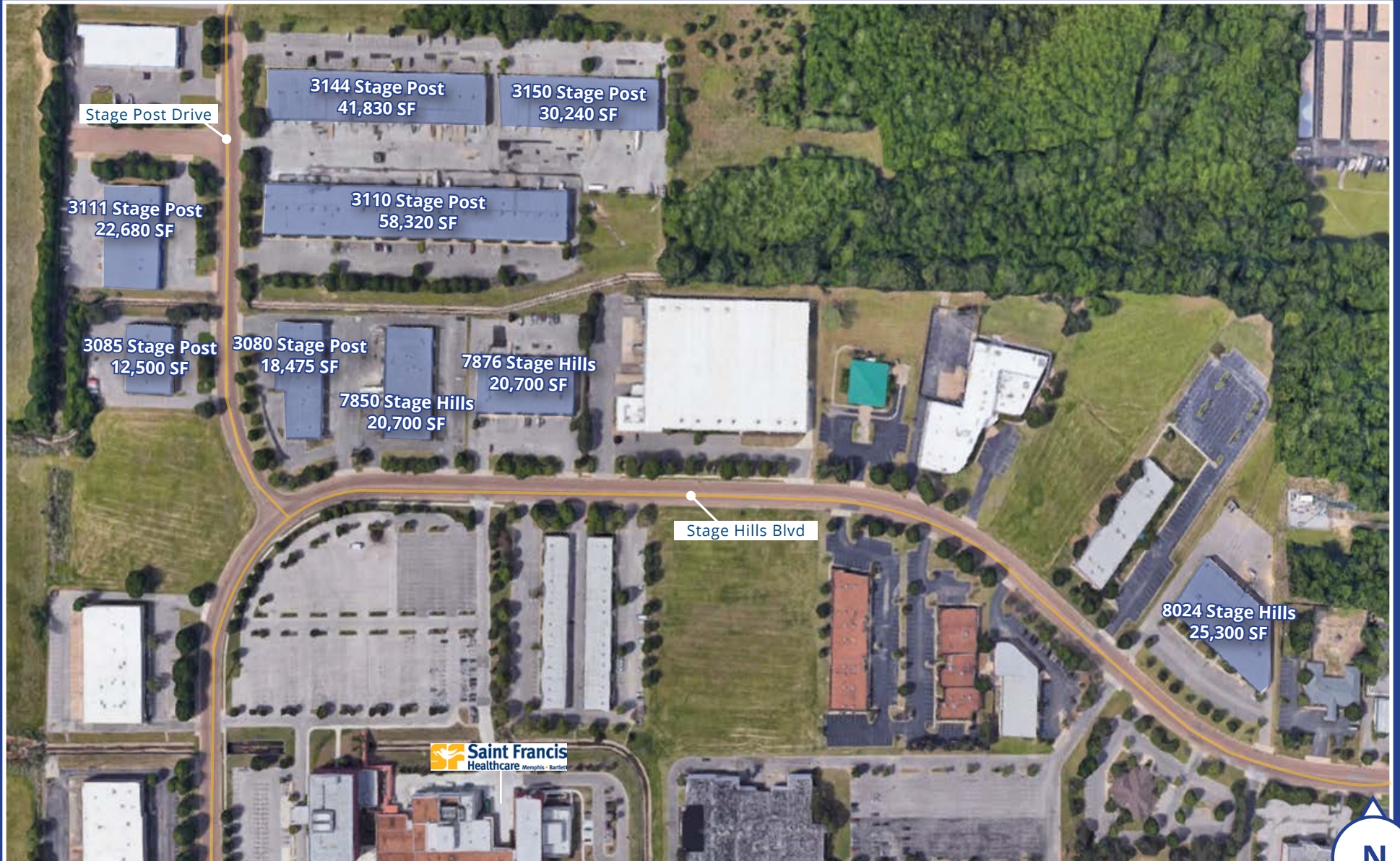


Total Businesses/Employees

| | | |
|--------------|--------------|----------------|
| (2 Miles) | (5 Miles) | (10 Miles) |
| 1,770/20,494 | 6,777/62,302 | 21,548/193,006 |



Aerial





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