



**EQT | EXETER**



# 4895 Citation Drive

Memphis, TN

Building Size: 400,232 SF | 163,632 SF of Industrial Space Available

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## Building Specifications

- Available: 163,632 SF (2/1/2025)
- Approximately 13,000 SF of office
- Cross docked with 29 dock doors
- ESRF
- 32' Clear Height
- T-5 Lighting
- TPO Roof: installed in 2018
- 4.5 Miles from the FedEx Hub / Memphis International Airport
- Less than 1 Mile to BNSF Intermodal Terminal

