

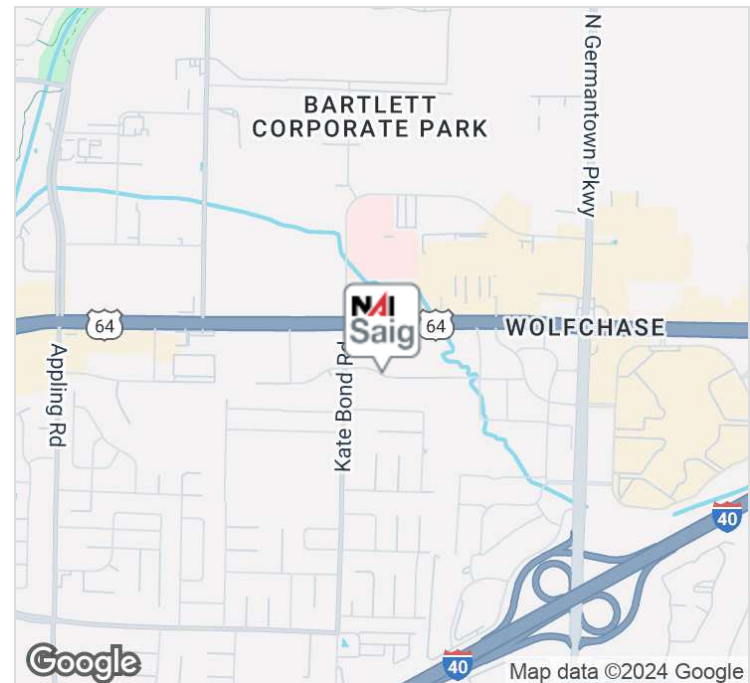


# 7859 U.S. 64

Memphis, Tennessee 38133

## Property Features

- Asking rent per SF: \$6.00 NNN
- Taxes and Insurance are \$1.30 (Tenant self performs CAM)
- Currently occupied by American Freight
- 4 dock doors - Dock doors access from the back
- 2 grade level doors
- Showroom in the front - total 18,696 ft
- Showroom: 100% HVAC
- Warehouse - total 29,734 ft
- Warehouse is heated only
- Column spacing - 27 x 67
- Ceiling height ranging from 16ft in the corner up to 18ft in the middle



For more information:

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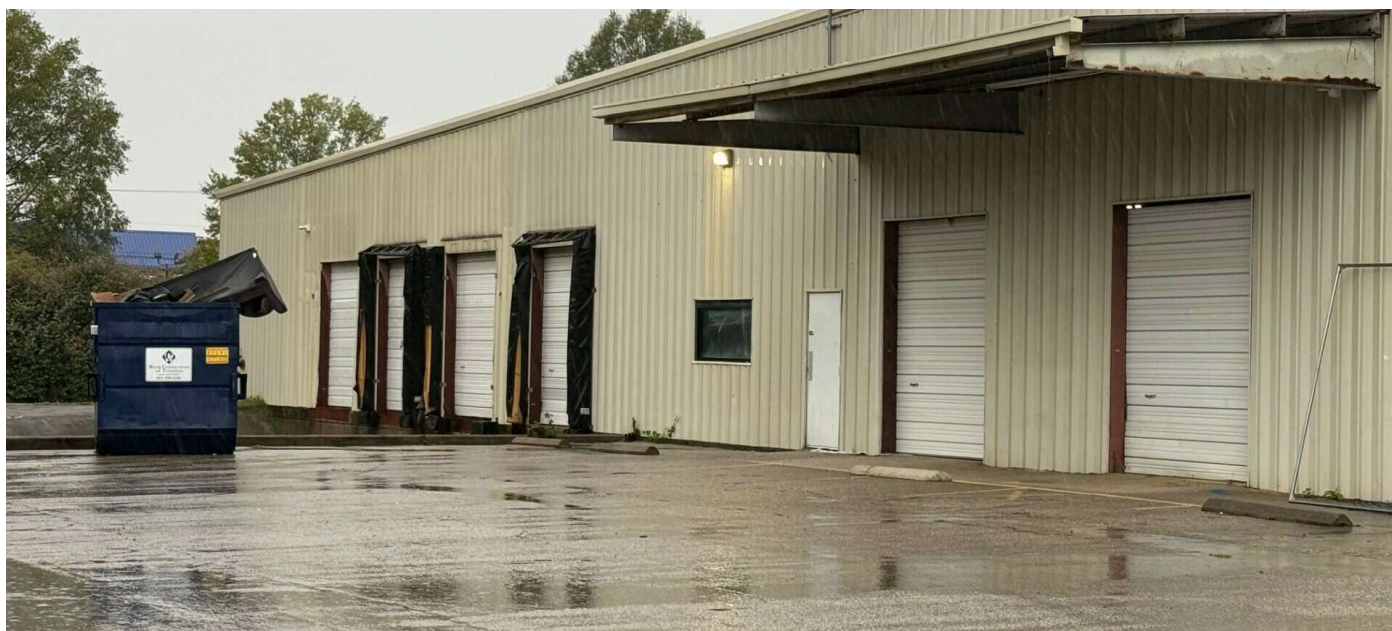
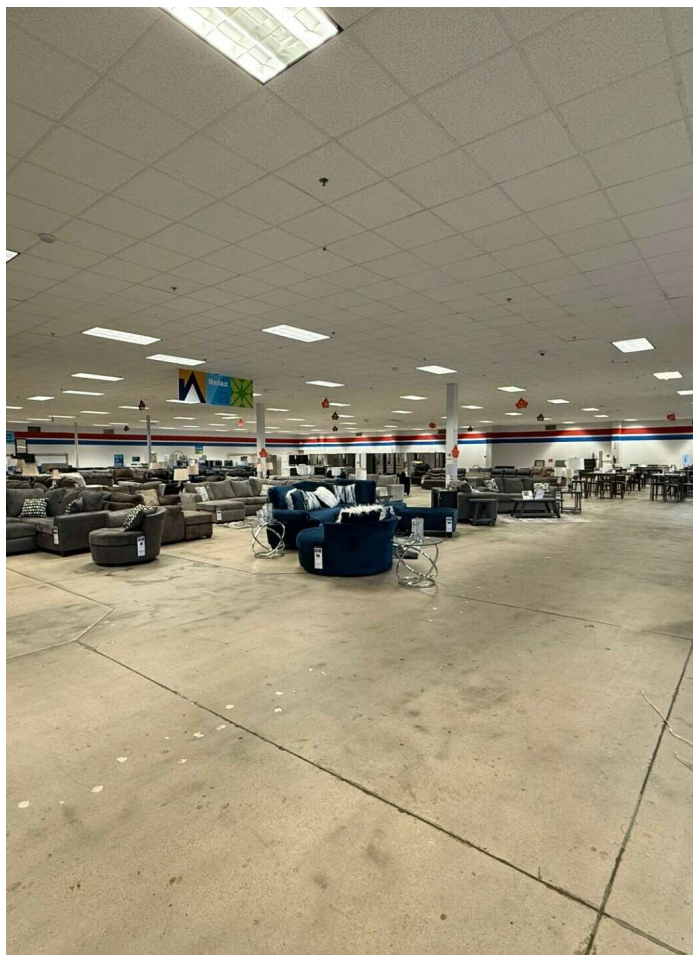
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For Lease

# Retail/Flex





For Lease

# Retail/Flex

Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	118	362	1,802
Total Population	294	931	4,586
Average HH Income	\$87,853	\$90,123	\$91,857