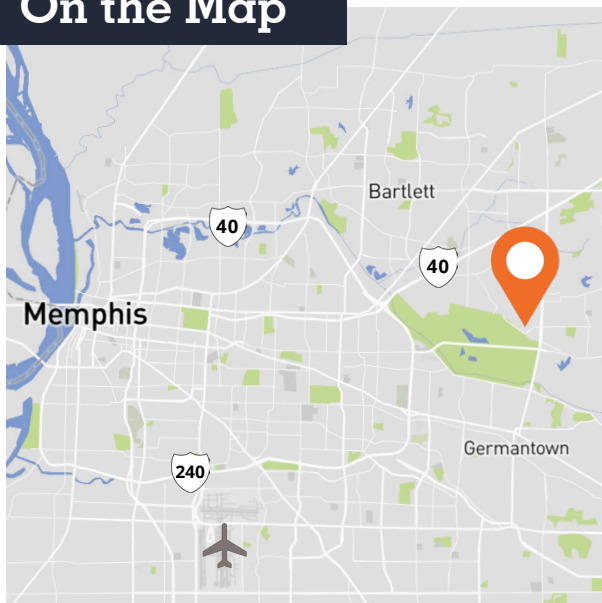


# Trinity Ridge Business Center



## On the Map



## Property highlights

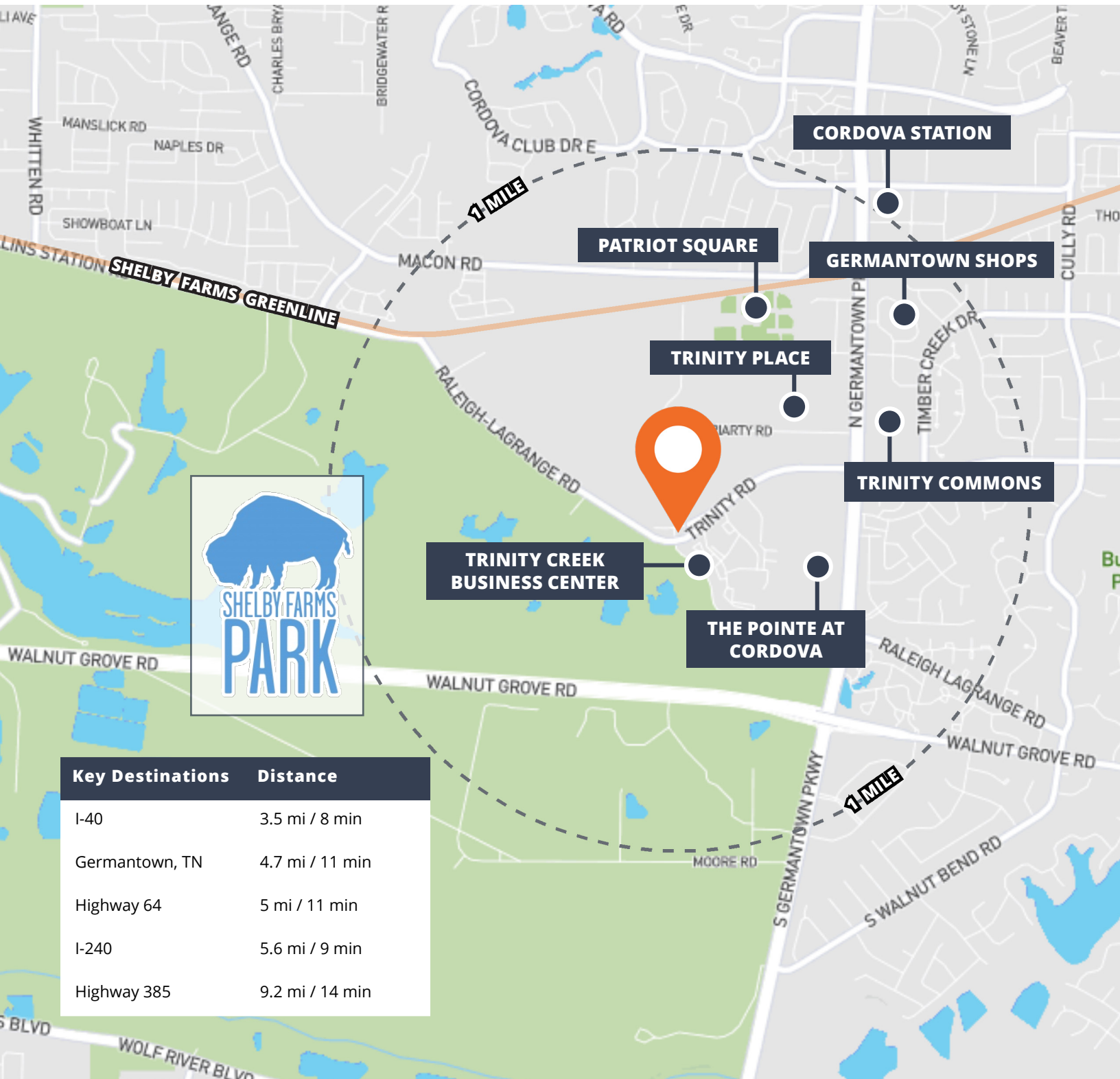
- 234,718-sf showroom/flex/industrial/office park in the most amenitized area of Memphis
- Up to 54,970 sf available with 18 ft clear height and dock and grade level doors available, including rare larger availabilities in 7730A (28,860 sf) and 7750A (26,110 sf)
- Recent upgrades include renovated building facades, updated parking lot, and new energy efficient outdoor lighting
- More than 75 restaurant, retail, and service amenities within a one-mile radius of the business center and just steps away from Shelby Farms Park with easy access to the Shelby Farms Greenline
- Twenty minutes to almost anywhere in the city with close proximity to I-40, I-240, Germantown Parkway and Walnut Grove Road

### For more information, please contact:

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Memphis, TN 38119  
901 231 1400



| Key Destinations | Distance        |
|------------------|-----------------|
| I-40             | 3.5 mi / 8 min  |
| Germantown, TN   | 4.7 mi / 11 min |
| Highway 64       | 5 mi / 11 min   |
| I-240            | 5.6 mi / 9 min  |
| Highway 385      | 9.2 mi / 14 min |



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