



## +/- 205,277 SF AVAILABLE PRIME NORTHEAST LOCATION



### PROPERTY HIGHLIGHTS

- 205,277 SF
- 24,904 sf office plus 12,069 sf mezzanine office
- 100% HVAC
- 24' clear height in most of the space; 16.5' clear in 22,400+/- sf
- 40' x 40' column spacing
- 33 docks (31 with dock levelers)
- 171+/- Parking Spaces
- One 14' x 14' drive-in door
- 110' truck court
- New TPO Roof Overlay
- 2 gpm/1,500 sf Wet Sprinkler System
- Constructed in 1988

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FULLY CONDITIONED INDUSTRIAL BUILDING

**3131 APPLING ROAD**

BARTLETT, TN 38133

CUSHMAN &  
WAKEFIELD

COMMERCIAL  
ADVISORS

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## SPACE AVAILABLE



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INDUSTRIAL SPACE AVAILABLE

# 3131 APPLING ROAD

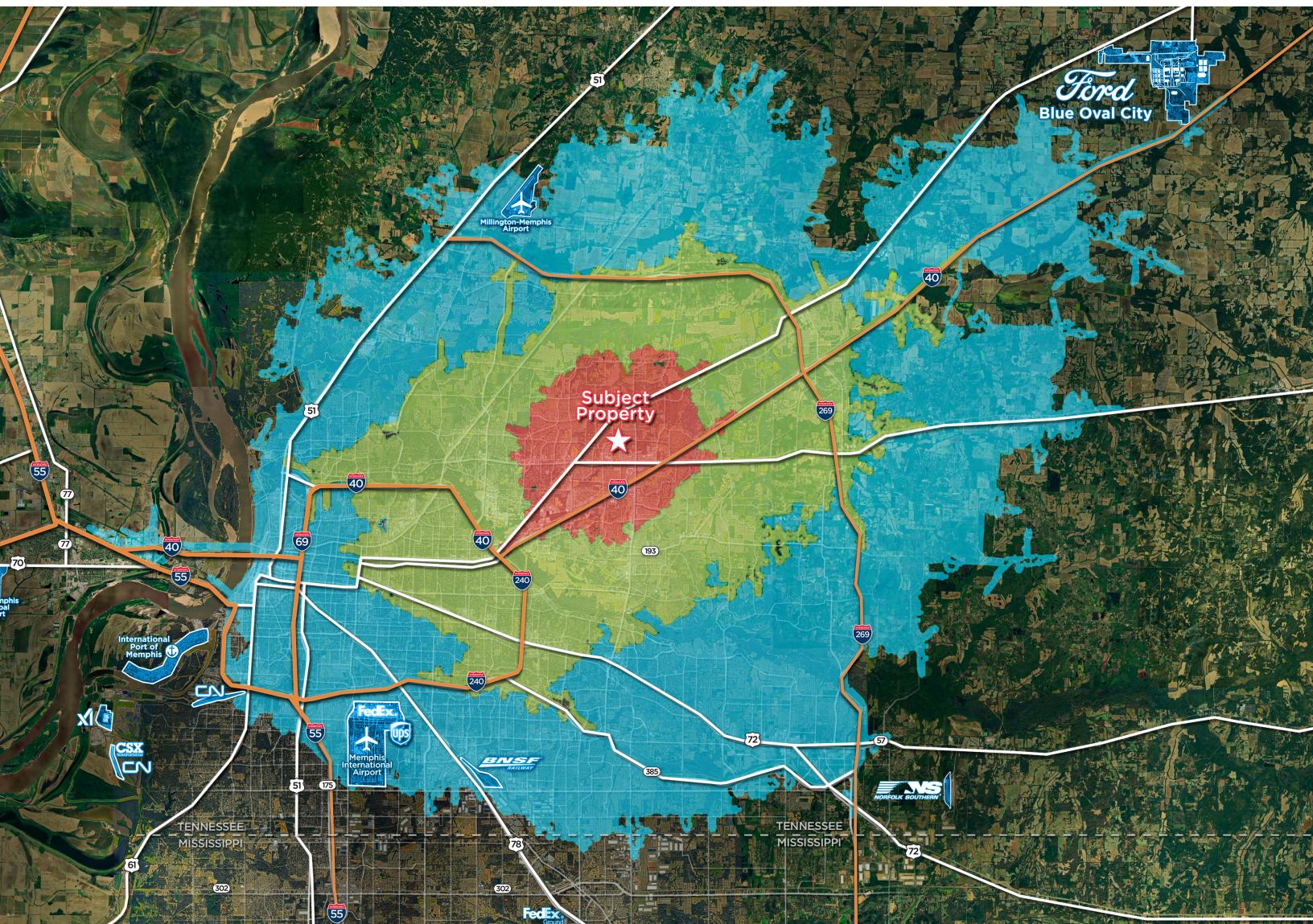
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## DRIVE TIME MAP



10 MINS
20 MINS
30 MINS

28 MINS 21 MILES	31 MINS 19 MILES	6 MINS 2 MILES	10 MINS 5 MILES	30 MINS 25 MILES	40 MINS 24 MILES	30 MINS 27 MILES
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## CITY OF BARTLETT INFORMATION

### About Bartlett, TN



Located in the geographic center of Shelby County, Bartlett sits directly adjacent to Memphis in southwest Tennessee and remains one of the region's most desirable suburban communities. Residents enjoy convenient access to Interstates 40 and 240, along with U.S. Highways 64, 70, and 79, providing quick connectivity to the entire Memphis metro area and the FedEx Global Hub. Quality-of-life amenities include the highly rated Bartlett City Schools, several private schools, multiple childcare centers, and a wide range of parks and recreational facilities. The City of Bartlett operates Singleton Community

Center, the Bartlett Recreation & Fitness Center, Bartlett Performing Arts & Conference Center, Bartlett Senior Center, and 24 city parks, offering robust programming for families and active adults. Bartlett is consistently ranked among Tennessee's largest cities, with a population of approximately 57,000 and a median household income of roughly \$100,000. In recent years, the Bartlett area has experienced hundreds of millions of dollars in new capital investment and significant job growth across key sectors.

Source: [business.bartlettcamber.org](http://business.bartlettcamber.org)

### Business & Workforce

Northeast Shelby County offers one of the strongest and most reliable labor markets in the Memphis metropolitan area—recognized for its skilled workforce, educational attainment, and strong work ethic. Employers benefit from a broad mix of technical, professional, and managerial talent supported by regional higher-education institutions and the Tennessee College of Applied Technology (TCAT) Bartlett campus. The region's economic base is anchored by major primary industries, including medical device manufacturing, pharmaceuticals, healthcare, logistics, hospitality, agribusiness/food processing, IT services, and general electronics. Many companies located along the I-40 Corridor operate as regional, national, or international headquarters, with several homegrown firms having expanded into multi-million- and billion-dollar operations. The area continues to foster strong entrepreneurial growth, with a workforce exceeding 180,000 across the northeast Shelby County trade area. Educational attainment remains high: more than 90% of residents hold a high school diploma, and over 50% possess college experience, including associate, bachelor's, and advanced degrees—reflecting a diverse, educated, and highly dependable labor pool.



[Click here](#) for a list of medical device companies in Bartlett

[Click here](#) for map of medical device companies in Bartlett

Source: [business.bartlettcamber.org](http://business.bartlettcamber.org)

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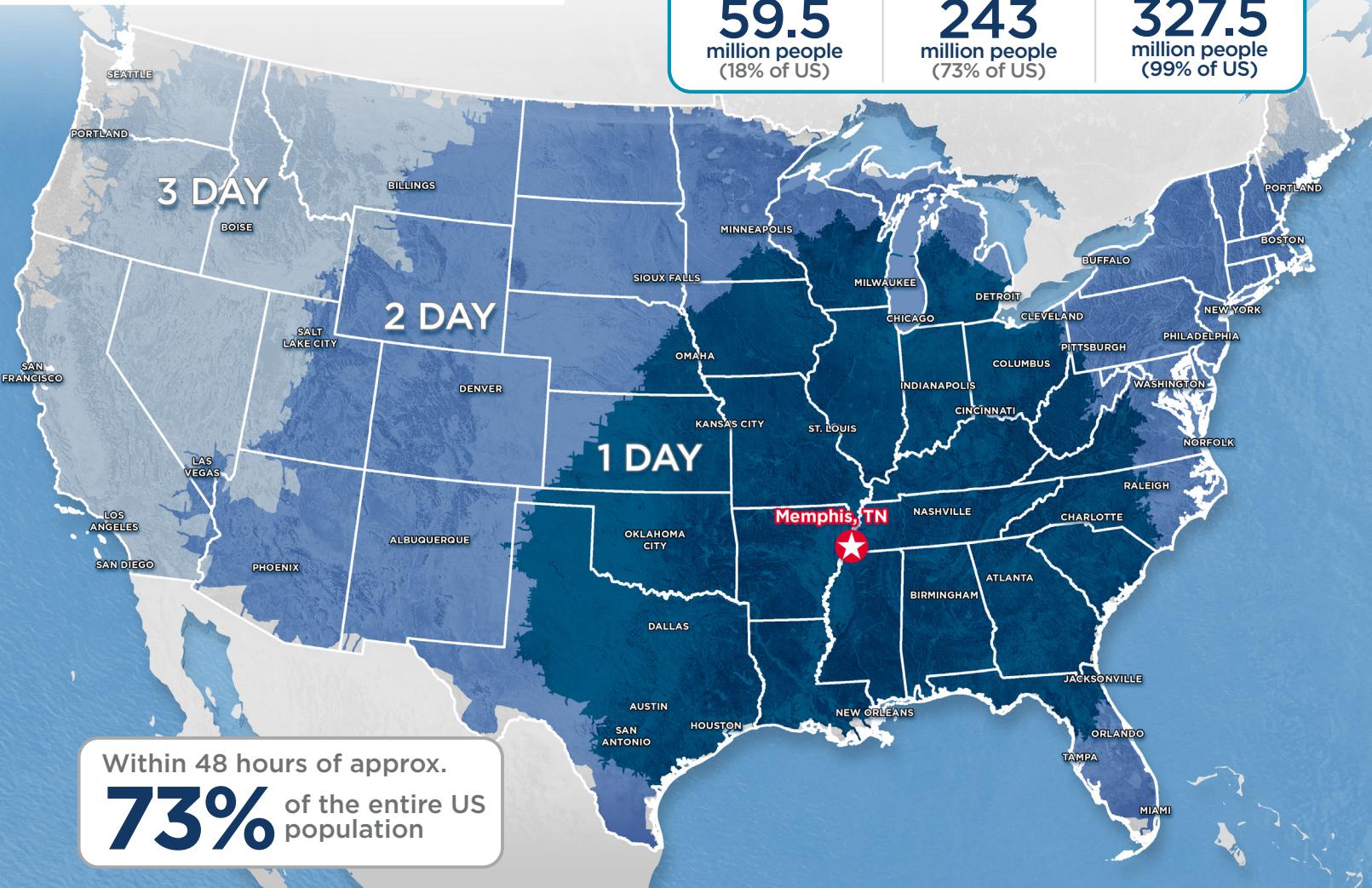
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LEASE OPPORTUNITY

**PRIME LOCATION****MEMPHIS, TN AMERICA'S DISTRIBUTION CENTER**

Largest  
Cargo  
Airport in  
the US



Busiest  
Trucking  
Corridor



Class 1  
Railroads



Largest  
Inland  
Port in  
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