

# FULLY CONDITIONED INDUSTRIAL BUILDING

## 3131 APPLING ROAD

BARTLETT, TN 38133



CUSHMAN &  
WAKEFIELD



COMMERCIAL  
ADVISORS

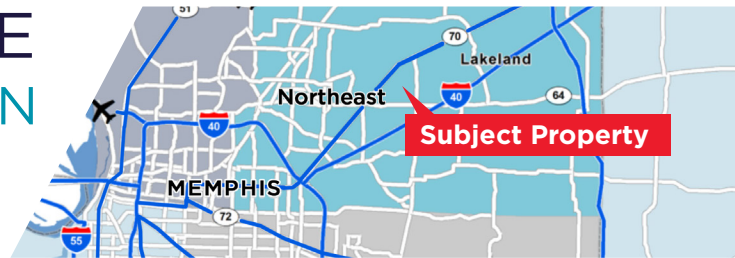
LEASE OPPORTUNITY



## +/- 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



**Matt Weathersby, SIOR, CCIM**  
Vice Chairman  
901 362 4317  
mweathersby@commadv.com

**Luke Jensen, SIOR**  
Executive Vice President | Principal  
901 362 4313  
luke.jensen@commadv.com

5101 Wheelis Drive  
Suite 300  
Memphis, TN 38117  
Main: 901 366 6070  
[www.commadv.com](http://www.commadv.com)

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 01/09/26. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



FULLY CONDITIONED INDUSTRIAL BUILDING

**3131 APPLING ROAD**

BARTLETT, TN 38133



CUSHMAN &  
WAKEFIELD



COMMERCIAL  
ADVISORS

LEASE OPPORTUNITY

## SPACE AVAILABLE



**Matt Weathersby, SIOR, CCIM**  
Vice Chairman  
901 362 4317  
mweathersby@commadv.com

**Luke Jensen, SIOR**  
Executive Vice President | Principal  
901 362 4313  
luke.jensen@commadv.com

5101 Wheelis Drive  
Suite 300  
Memphis, TN 38117  
Main: 901 366 6070  
[www.commadv.com](http://www.commadv.com)

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 01/09/26. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



INDUSTRIAL SPACE AVAILABLE

**3131 APPLING ROAD**

BARTLETT, TN 38133



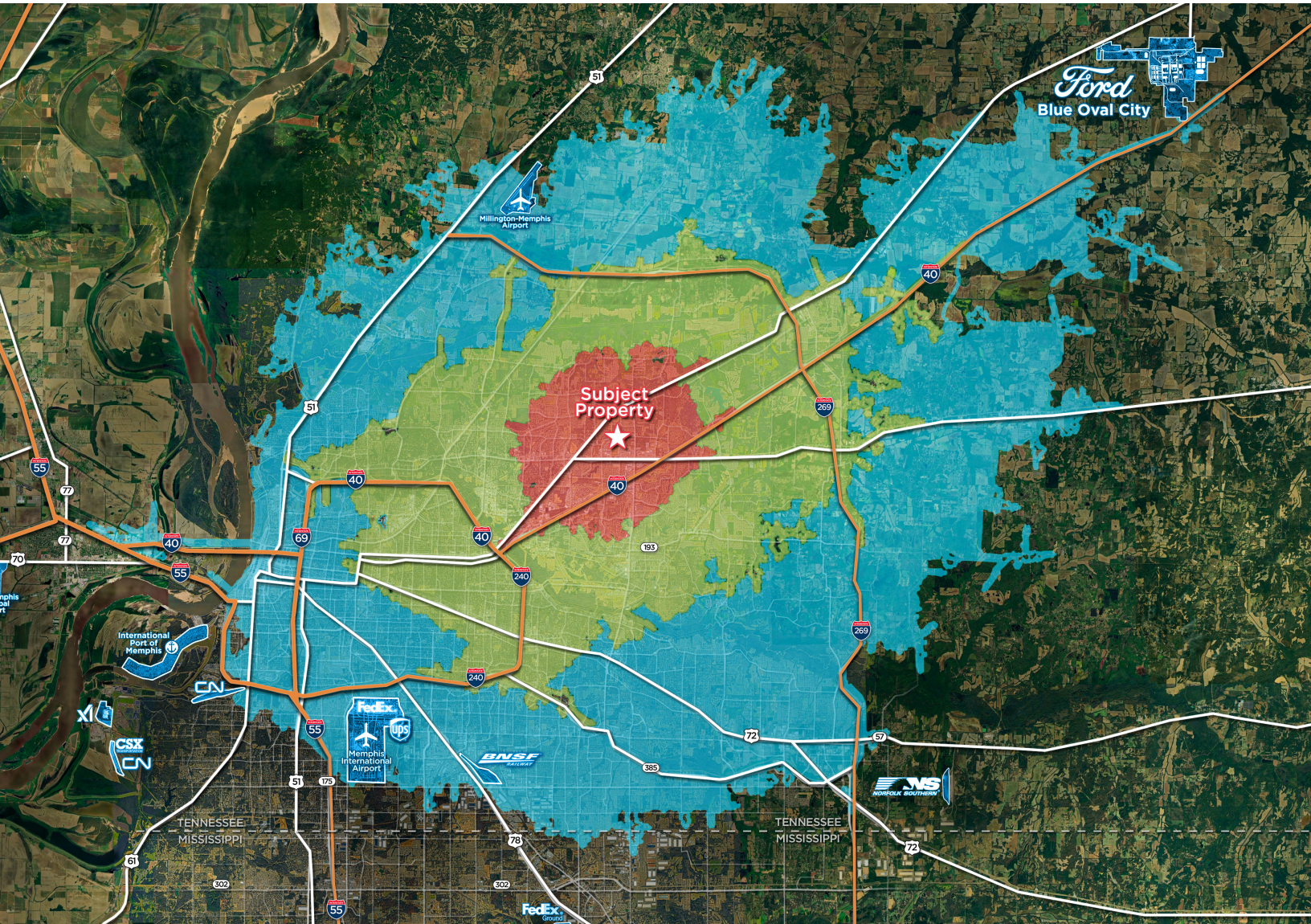
CUSHMAN &  
WAKEFIELD



COMMERCIAL  
ADVISORS

LEASE OPPORTUNITY

## 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
---------------------------	---------------------------	-------------------------	--------------------------	---------------------------	---------------------------	---------------------------

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 01/09/26. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.





## 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.bartlettchamber.org](http://business.bartlettchamber.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.bartlettchamber.org](http://business.bartlettchamber.org)*

**Matt Weathersby, SIOR, CCIM**  
Vice Chairman  
901 362 4317  
[mweathersby@commadv.com](mailto:mweathersby@commadv.com)

**Luke Jensen, SIOR**  
Executive Vice President | Principal  
901 362 4313  
[luke.jensen@commadv.com](mailto:luke.jensen@commadv.com)

5101 Wheelis Drive  
Suite 300  
Memphis, TN 38117  
Main: 901 366 6070  
[www.commadv.com](http://www.commadv.com)

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 01/09/26. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



# FULLY CONDITIONED INDUSTRIAL BUILDING

## 3131 APPLING ROAD

BARTLETT, TN 38133



CUSHMAN &  
WAKEFIELD



COMMERCIAL  
ADVISORS

LEASE OPPORTUNITY

## PRIME LOCATION

### NATIONAL DRIVE TIME

#### 1-DAY DRIVE

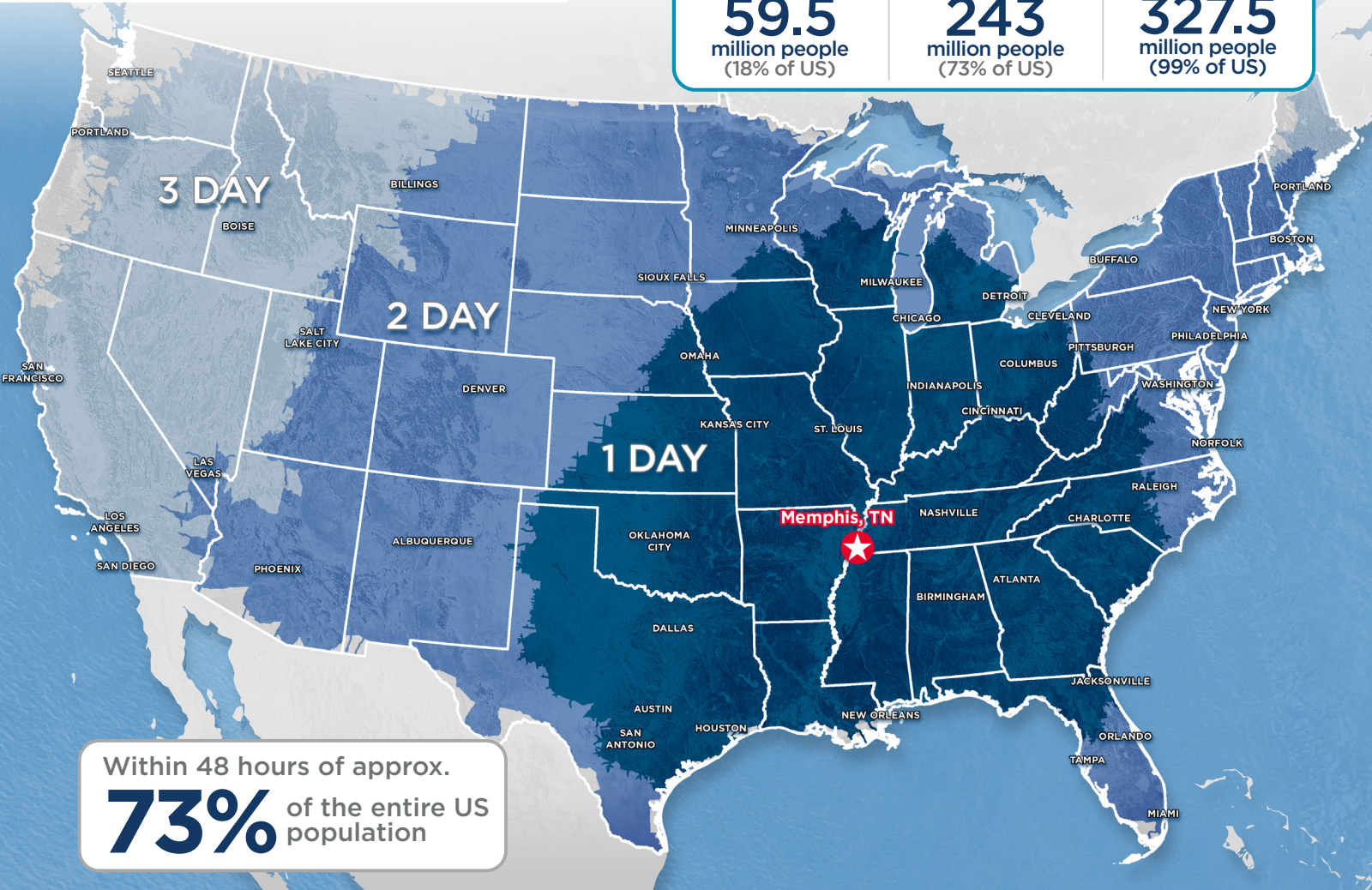
**59.5**  
million people  
(18% of US)

#### 2-DAY DRIVE

**243**  
million people  
(73% of US)

#### 3-DAY DRIVE

**327.5**  
million people  
(99% of US)



## MEMPHIS, TN AMERICA'S DISTRIBUTION CENTER



**1st**

Largest  
Cargo  
Airport in  
the US



**3rd**

Busiest  
Trucking  
Corridor



**5**

Class 1  
Railroads



**5th**

Largest  
Inland  
Port in  
the US

**Matt Weathersby, SIOR, CCIM**  
Vice Chairman  
901 362 4317  
mweathersby@commadv.com

**Luke Jensen, SIOR**  
Executive Vice President | Principal  
901 362 4313  
luke.jensen@commadv.com

5101 Wheelis Drive  
Suite 300  
Memphis, TN 38117  
Main: 901 366 6070  
[www.commadv.com](http://www.commadv.com)

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 01/09/26. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.