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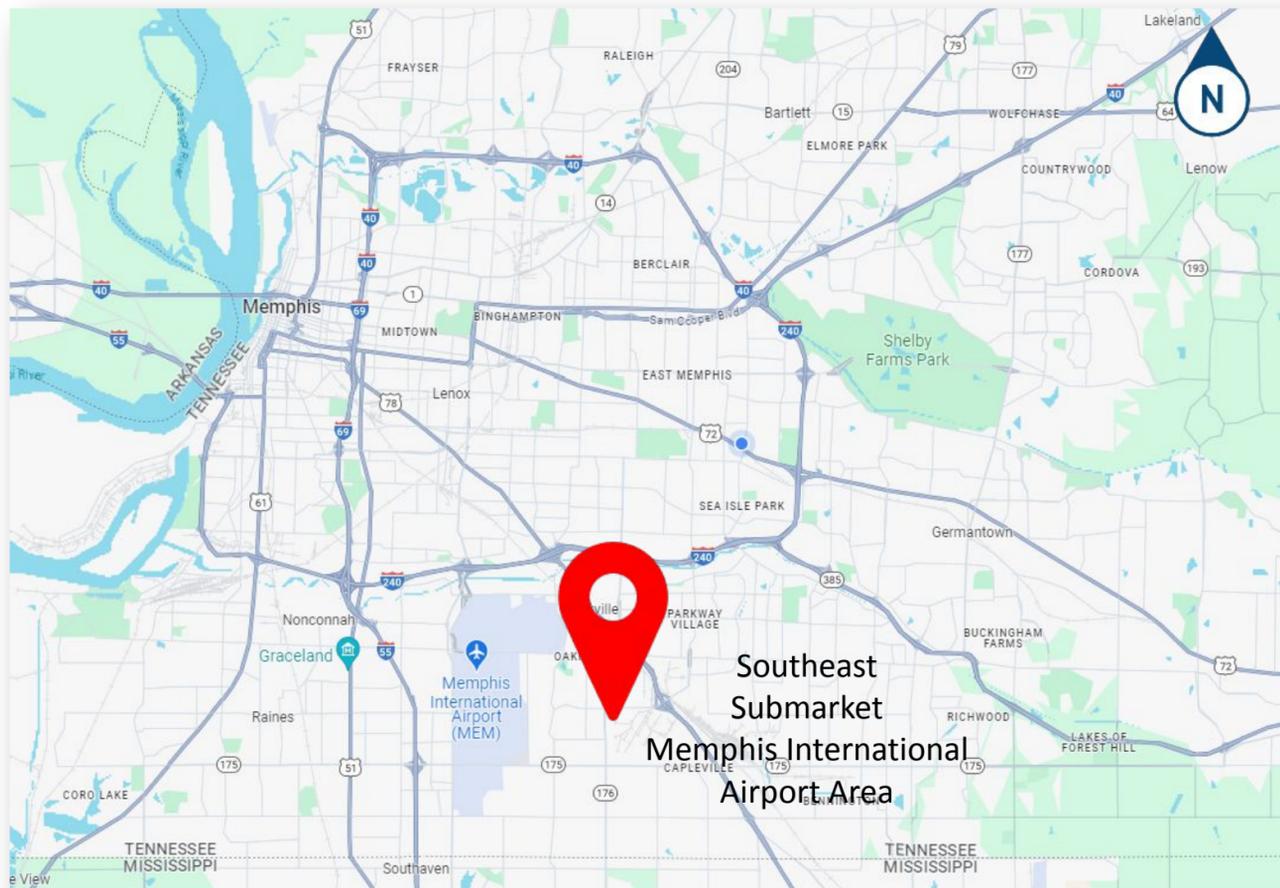
22,160 +/- SF Industrial Building



Rate: \$5.50 SF NNN

4130 Senator St Memphis, TN 38118

- ▣ **Total building: 22,160+/- SF**
 - Warehouse: 18,160+/- SF
 - Office: 6,000 SF+/- SF in two stories
- ▣ Lot Size: 1.43 Acres
- ▣ Zoned: Employment (EMP) /Light Industrial
- ▣ Enhanced security with fully fenced property.
- ▣ Three minutes to I-240, BNRR Shipyard FedEx & UPS Hubs and Memphis International Airport.



Disclaimer: All information contained herein is from sources deemed reliable, however, no representation or warranty is made to the accuracy of the information.



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SPEC SHEET

4130 Senator St, Memphis, TN 38118

Submarket	Southeast Memphis
Property Type	Warehouse
BUILT AREA	22,160 SF +/-
Yr built:	1974
Lot Size:	1.43 acres
Parcel ID:	073101 00016
Zoned:	Employment (EMP) /Light Industrial

Parking: Fenced Parking (enhanced security)
15 parking spaces front (staff/customers)
Back lot yard/parking for Trucks

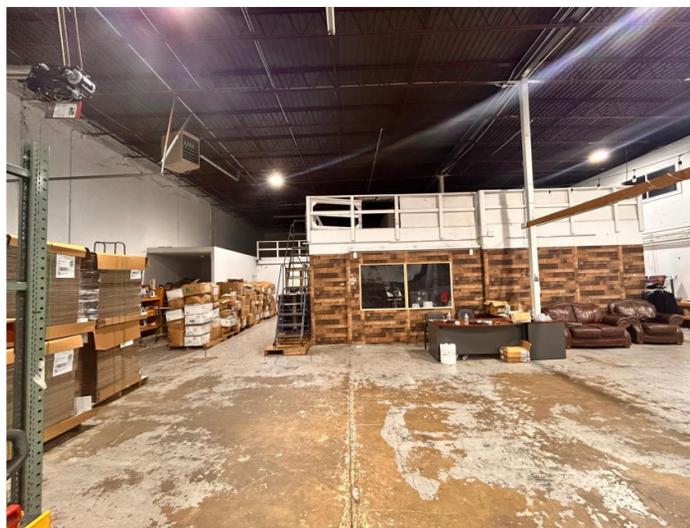
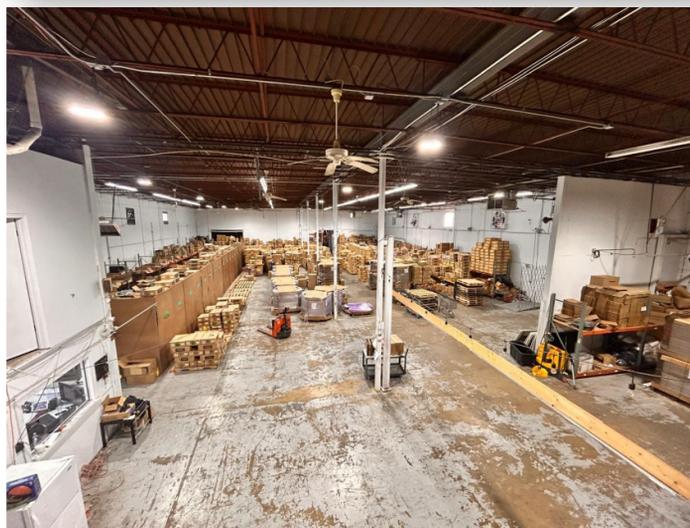


WAREHOUSE AREA

Square Footage:	18,160+/- SF
Dock doors:	1 high Dock 12' x 12'
Drive-in doors:	2 (10' x 12')
Clear height:	18'
Space between columns:	39' approx
AC:	Heat only
Sprinkler System:	No
Power:	Three phase power 480V; +600 AMPS

Additional features:

- Warehouse floor drains
- Paint booth
- Mezzanine area with warehouse view



OFFICE AREA

Square Footage:	6,000+/- SF in two stories
AC:	Yes

Office Layout:

- Lobby/reception area
- 7 Private Offices
- 1 large conference room
- Training room
- Breakroom
- Restrooms M/W



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