

FOR SUBLEASE DISTRIBUTION SPACE



CUSHMAN &
WAKEFIELD



COMMERCIAL
ADVISORS

4800 SOUTHRIDGE BLVD

Memphis, TN 38141



**+/- 40,000 SF
AVAILABLE**

PROPERTY HIGHLIGHTS

+/- 40,000 SF SUBLEASE AVAILABLE

Building Highlights:

- Located in the master-planned Southridge Industrial Park
- Immediately off Shelby Drive, providing quick access to key logistics drivers BNSF Intermodal and Highway 78
- Roving security dedicated to the park
- Attractive building design with storefront entry
- Segregated auto parking and truck loading
- 190,000 SF total building
- 22' clear height

Space Highlights

- +/- 40,000 SF available through 1/31/33
- Current tenant occupies the full building
- +/- 3,020 SF office area with new paint and flooring
- 6 dock-high doors (5 with edge-of-dock levelers, seals and shelters)
- 1 drive-in door
- T-5 lighting
- 44 auto parking spaces
- Potential rail service



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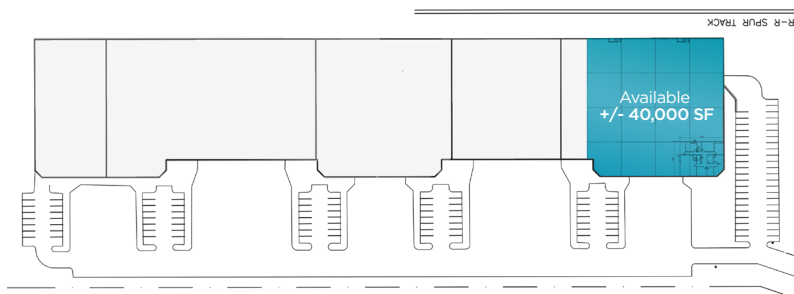
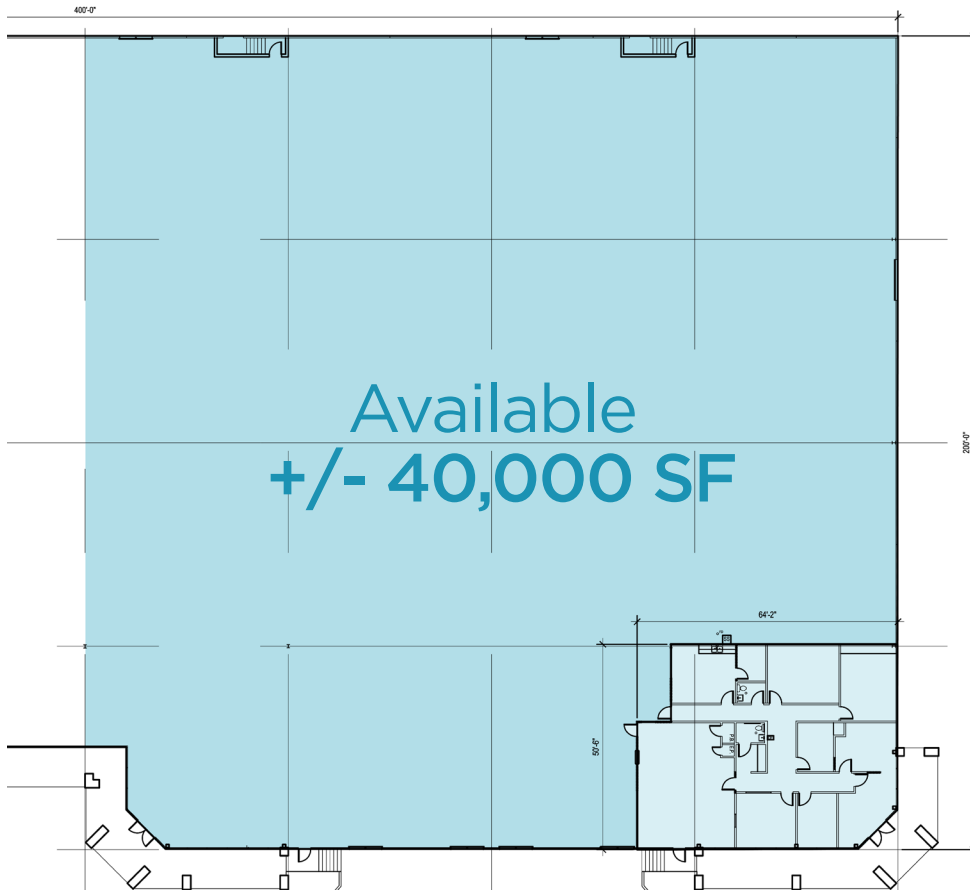


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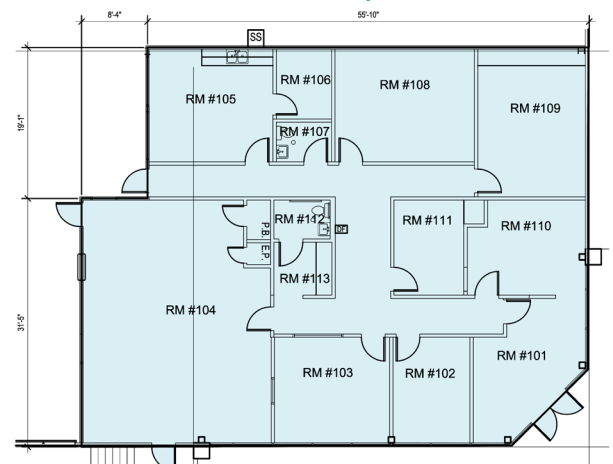


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FLOOR PLAN



Office 3,020 SF



ENLARGED OFFICE PLAN
SCALE: 1/8" = 1'-0"



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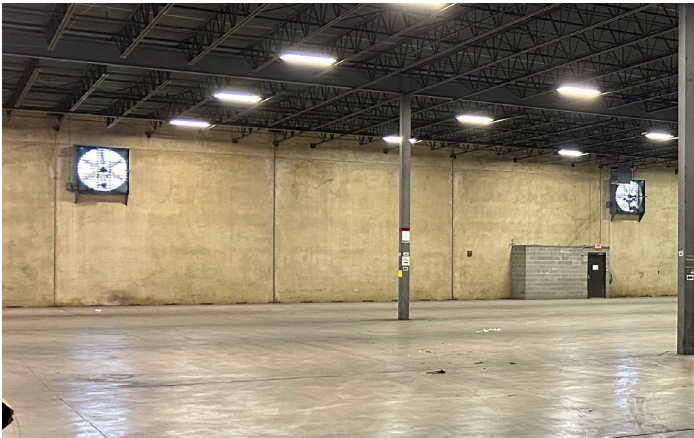
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THE SPACE



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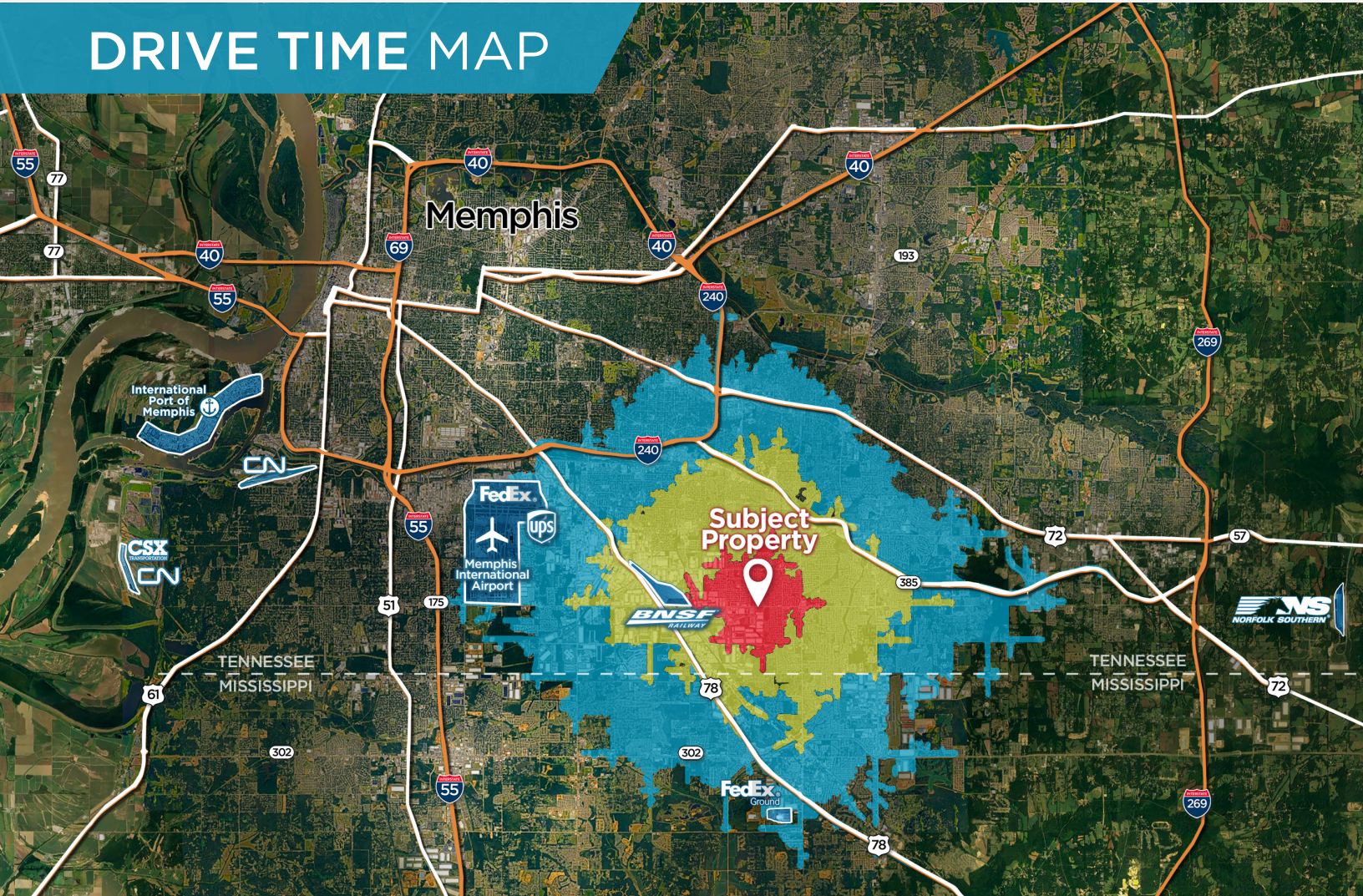
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DRIVE TIME MAP



Greater than 90% of the world's GDP is within 72 hours of Memphis

75% of the U.S. population is within a 2 day drive (22 hours)



14
MINS
9
MILES

4
MINS
2
MILES

15
MINS
11
MILES

15
MINS
9
MILES

26
MINS
19
MILES

13
MINS
7
MILES

44
MINS
42
MILES

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