

For Lease

Fully Air Conditioned Industrial

54,000 SF

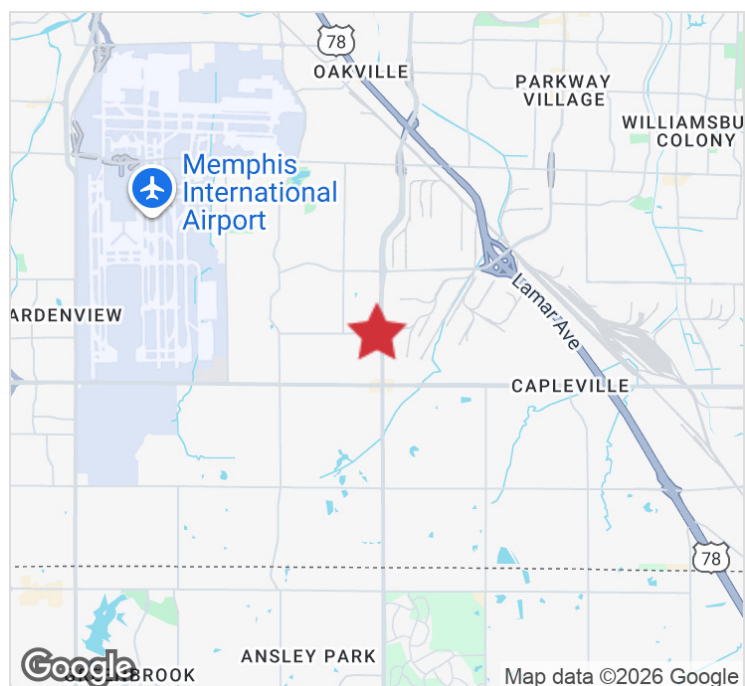


## 4477 Getwell Road

Memphis, Tennessee 38118

### Property Features

- 100% air conditioned warehouse/distribution facility
- 54,000 SF
- 7,454 SF office space
- Heavy power - approximately 5000 amps
- 24' clear height
- 150' asphalt truck court with 45' concrete truck apron
- Class IV sprinkler system
- (9) 8'x10' dock high overhead doors
- 40'x41'8" column spacing
- 50 parking spaces
- Security fence around parking area
- Asking lease rate: \$4.85 PSF N



For more information:

**Hank Martin, SIOR**

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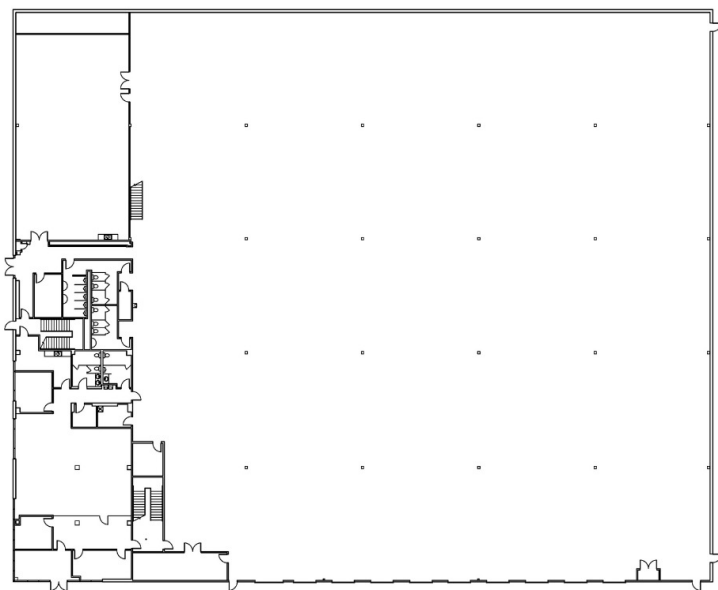
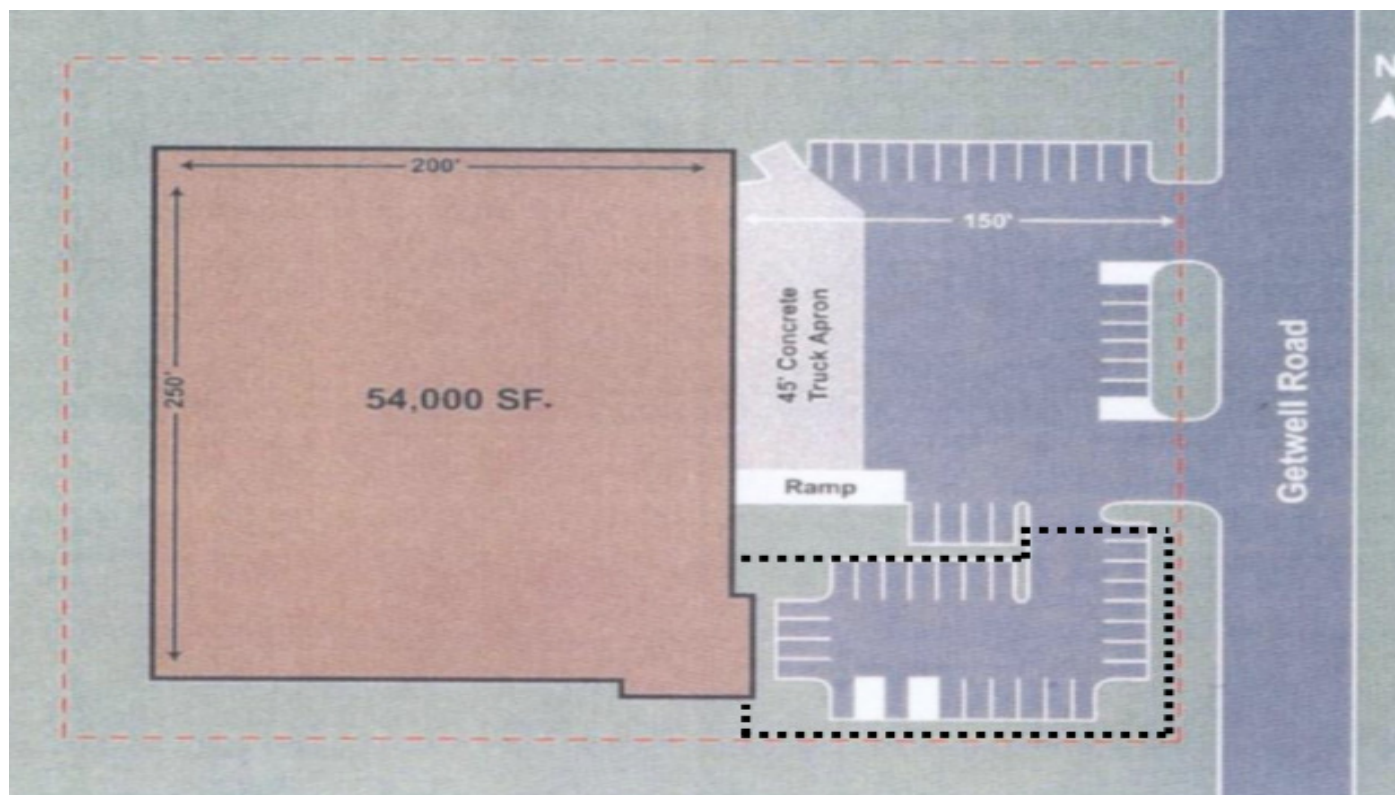
6263 Poplar Avenue Suite 150, Memphis, TN 38119

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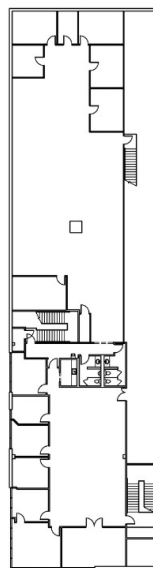
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1 FLOOR PLAN - FIRST FLOOR  
NTS



1 FLOOR PLAN - SECOND FLOOR  
NTS