



40,335± SF  
Industrial  
Building  
on 2.15± AC

**For Lease**

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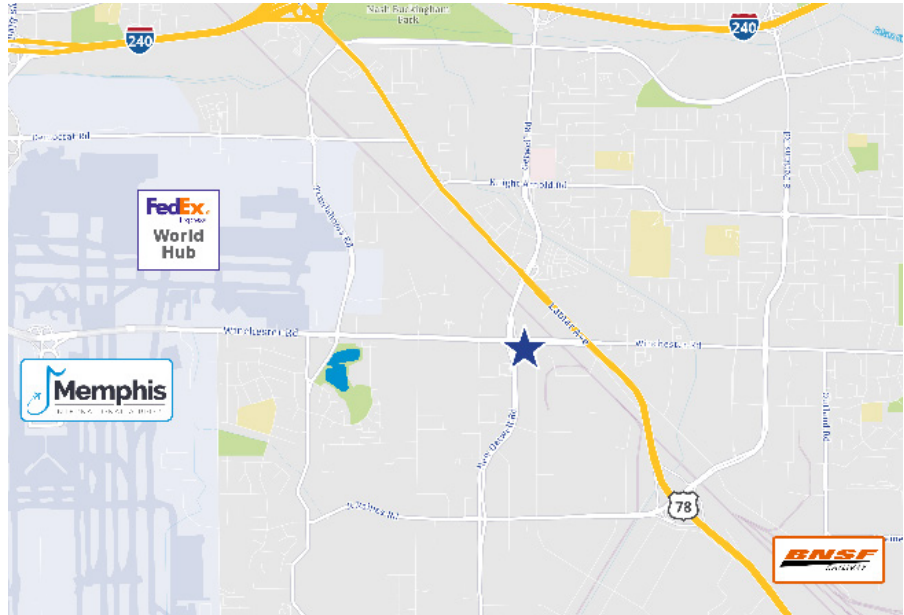
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# For Lease



PROPERTY FEATURES
40,335± SF building
2.153± AC site
Zoned heavy industrial (IH)
Masonry construction
Substantial office space
Large dock platform
4 docks (10' x 10')
22' clear height
42' X 21.5' column spacing
50 surface parking spaces
Fenced-in truck court
3.1 miles to FedEx World HQ
3.5 miles to BNSF Intermodal
3.8 miles to Memphis Int'l Airport
3.9 miles to Hwy. 78



## Traffic Counts

Airways Blvd. - 34,474 VPD  
 Winchester Rd. - 28,641 VPD  
 New Getwell Rd. - 19,249 VPD



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