

# Unique Food Grade Distribution Facility

**Bryce Daves, SIOR**

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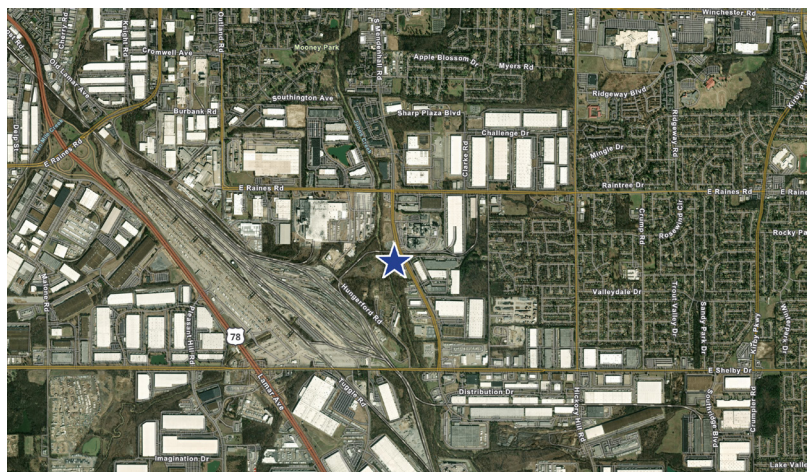
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## 4339 S. Mendenhall Rd. Memphis, TN 38141

AVAILABLE For Sale



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# For Sale

## Property Features

Address:	4339 S. Mendenhall Rd., Memphis, TN 38141
Square Feet:	27,720+/-
Acres:	4.45+/-
Zoning:	IH
Built:	1990
Renovated:	2014
Clear Height:	24'
Lighting:	LED
Sprinkler System:	Wet
Submarket:	SE Industrial

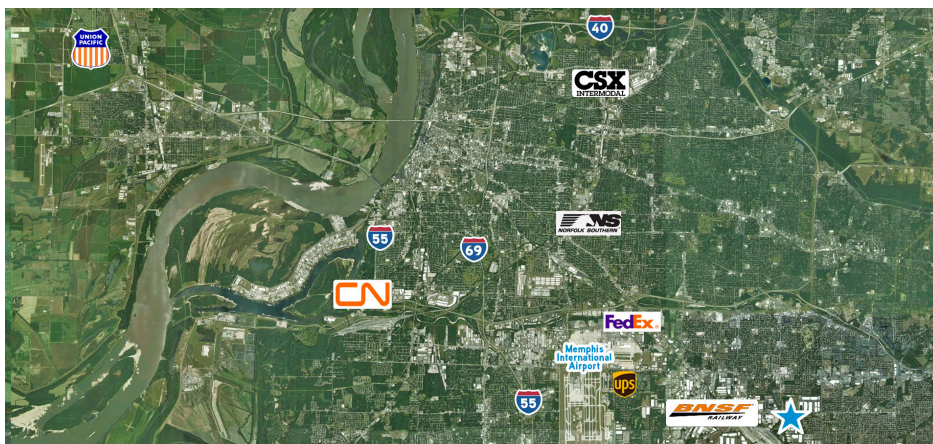
### Other Features

Dock-high & grade level loading

Easy access to I-22, I-240, I-55, I-40, Memphis International Airport, FedEx & UPS Hubs

Surrounding tenants include Georgia Pacific, BNSF, McKesson, Nike & others

## Distances to RRs, Hwys & UPS & FedEx Hubs



5.3 miles to **BNSF** Intermodal

9.5 miles to **NS** Intermodal

11.1 miles to **Union Pacific** Intermodal

12.8 miles to **CSX** Intermodal

21.1 miles to **CN** Intermodal

6.6 miles to **78**

7.8 miles to **240**

6.8 miles to **FedEx** World Hub

6.3 miles to **ups** Hub

9.1 miles to Memphis International Airport

### Contact us:

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