

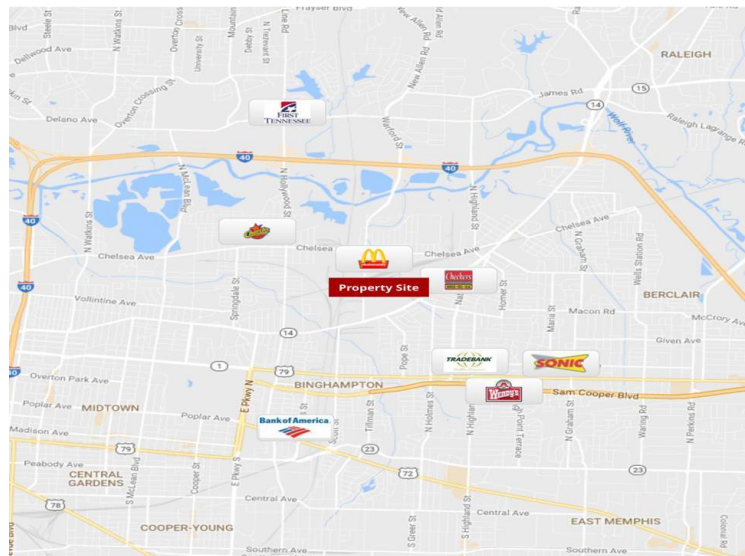


## 1270 Warford St

1270 Warford St, Memphis, Tennessee 38108

### Property Features

- Building Size: 7,500 SF
- Lot Size: 2.94 Acres
- Zoning: I-H
- Office: Administrative Office
- Conference Room
- Break Room
- 5 Large research laboratories with fixtures
- Doors: Rear truck door
- Lease Rate: \$10 SF Modified Gross
- Easy access to I-240 North



For more information:

**Van Spear, SIOR**

870 735 6221 • [vspear@saigcompany.com](mailto:vspear@saigcompany.com)

**Eddie Saig, SIOR**

901 526 3100 • [esaig@saigcompany.com](mailto:esaig@saigcompany.com)

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NAI Saig Company

310 W Service Road #100, West Memphis, TN 72301

870 735 6221

[saigcompany.com](http://saigcompany.com)

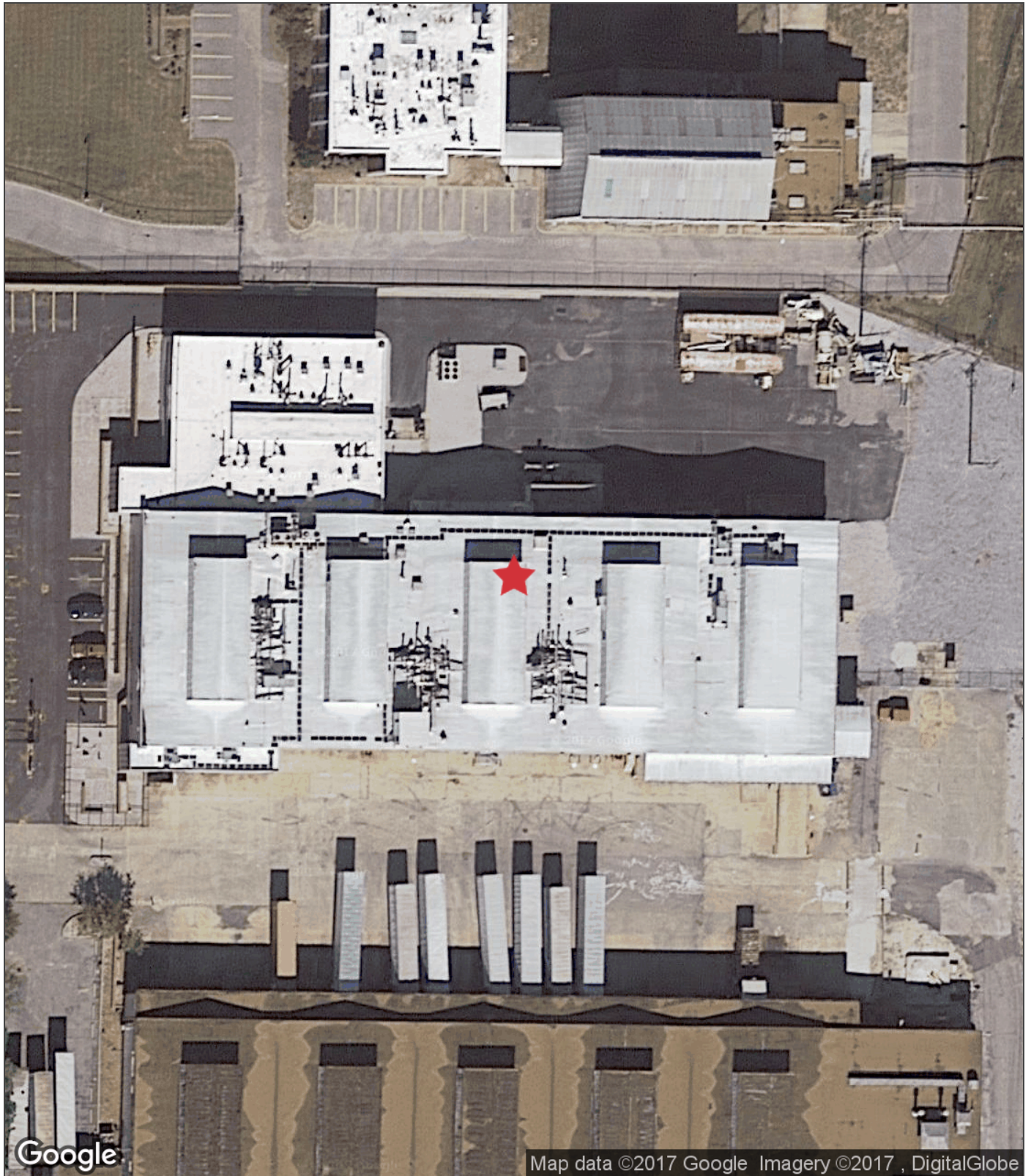
For Lease

# 7,500 SF Facility For Lease



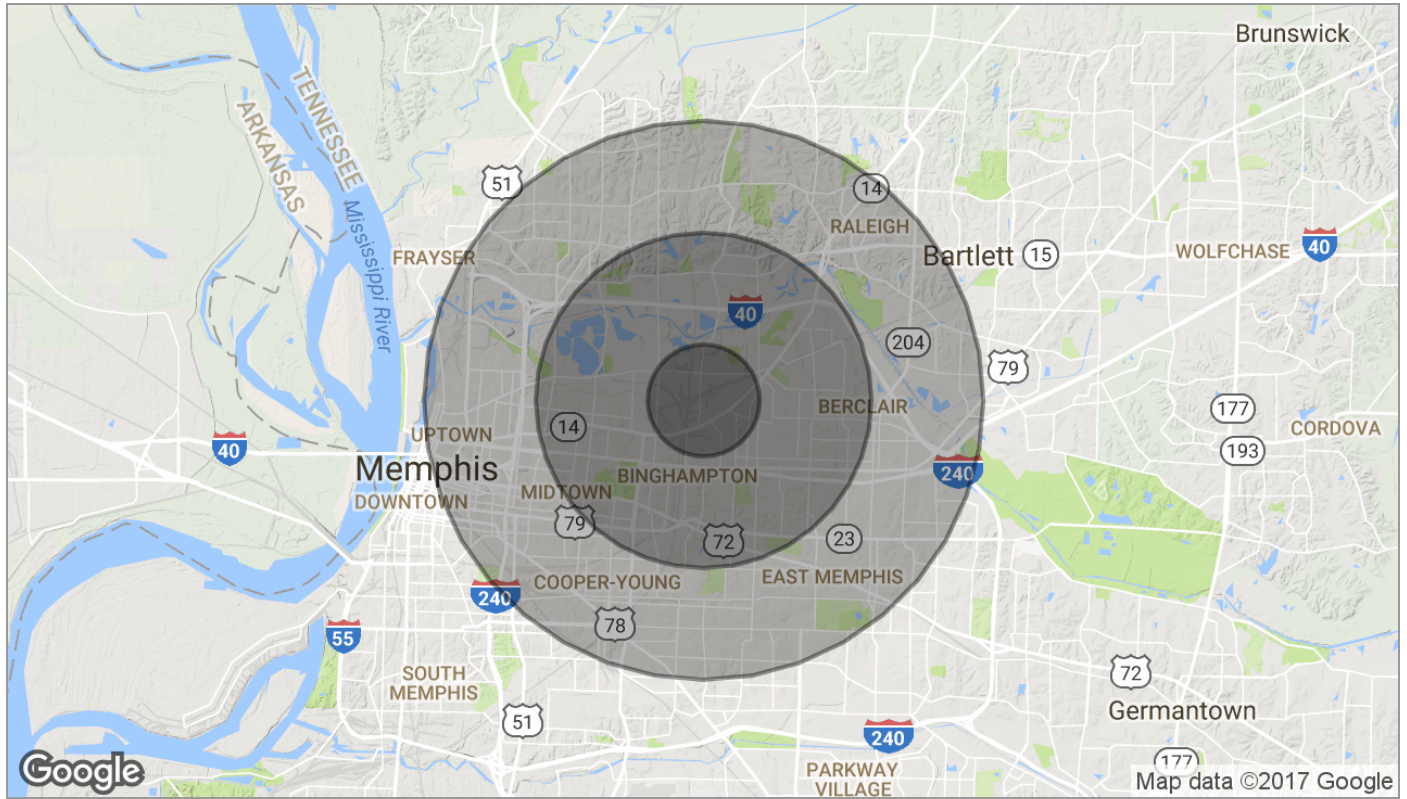
For Lease

7,500 SF Facility For Lease



For Lease

# 7,500 SF Facility For Lease



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
TOTAL POPULATION	8,017	85,727	247,196
MEDIAN AGE	35.1	33.6	33.6
MEDIAN AGE (MALE)	33.5	31.4	32.2
MEDIAN AGE (FEMALE)	38.7	36.1	35.3
<b>Households &amp; Income</b>			
TOTAL HOUSEHOLDS	3,019	32,765	94,962
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$28,967	\$46,834	\$50,475
AVERAGE HOUSE VALUE	\$61,648	\$187,432	\$195,155
<b>Race</b>			
% WHITE	9.1%	39.0%	37.7%
% BLACK	86.3%	53.3%	56.4%
% ASIAN	0.1%	1.7%	1.7%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.1%	0.1%	0.1%
% OTHER	3.7%	4.2%	2.4%
<b>Ethnicity</b>			
% HISPANIC	5.3%	9.6%	6.3%

\* Demographic data derived from 2010 US Census