

# AVAILABLE FOR LEASE

## 3680 Air Park St. Memphis, TN 38118



### Property Features:

Available space: 35,249 Sq. Ft.  
Warehouse: 32,518 Sq. Ft.  
Office: 2,731 Sq. Ft.  
Land: 2.17 Acres Fenced  
Ceiling Height: 18'-20'  
Dock Doors: 4  
Drive-In Doors: 1 (10'x10')  
Lighting: LED

### Miscellaneous:

-23,735 Sq. Ft. climate controlled space  
-High security building  
-Zoned Heavy Industrial  
-Two Caterpillar generators with automatic mains failure  
-Warehouse white walled  
-Located Four minutes to FedEx & UPS Hubs, BNSF container yard, and Memphis International Airport.

# Memphis

## Commercial & Industrial

## Exclusive Agent

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