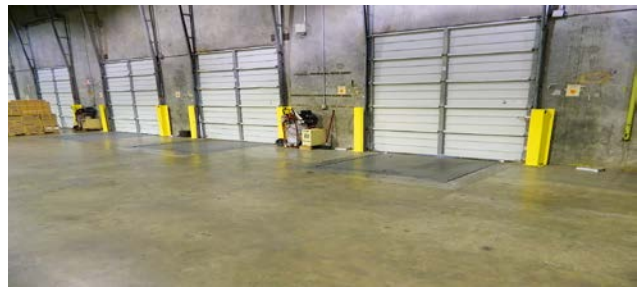


For Lease 88,616 Sq. Ft.



3731 Distriplex Dr. N. Memphis, TN 38118



Property Features:

Building size: 88,616 Sq. Ft.
Office: 2,500 Sq. Ft.
Land: 5.02 Acres
Ceiling Clear: 26'
Electricity: 3 Phase-30 KVA Transformer
Covered Dock Doors: 13 (9'x10') 7 with pit levelers
Drive-In Door: 1 (12' x 10')
Zoning: EMP (Light Industrial)
Sprinklers: 0.6 gpm over 2,500 Sq. Ft.

Miscellaneous:

- Fully Fenced Lot
- Warehouse Managers office 630 Sq. Ft.
- Electric gate opener w/ Speaker
- Metal Halide/Skylights
- Warehouse Sprinkler Hoses
- 40' x 40' Column Spacing
- Break Room
- Forklift Battery Charging station
- Outside Trailer Lot

Memphis

Commercial & Industrial

Exclusive Agent

3590 Sky Harbor Cove
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Phone 901-375-4300
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