

INDUSTRIAL BUILDING FOR SALE

3644 CHERRY RD

MEMPHIS, TN 38118



CUSHMAN &
WAKEFIELD



COMMERCIAL
ADVISORS

SOUTHEAST SUBMARKET

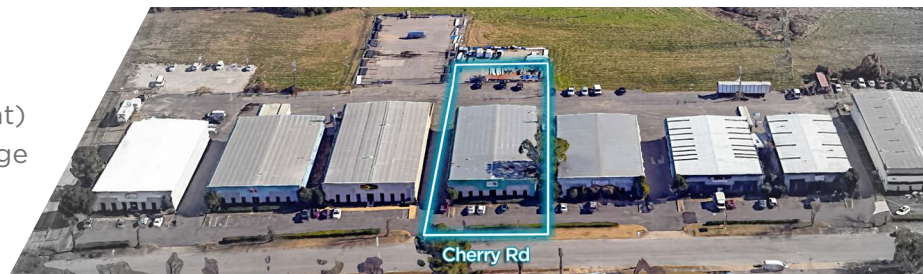


12,500+/- SF AVAILABLE

PRIME AIRPORT LOCATION

PROPERTY HIGHLIGHTS

- 12,500+/- SF Total Building
- 4,250+/- SF Office
- 8,250+/- SF Clear span Warehouse
- (1) Dock Door 8'x7'
- (1) Ramped Drive-In Door 12'x12'
- 3-phase power; 280v
- HVLS Fan in warehouse (13'-10" under fan ht)
- Clear Ht. is 14' at the eave and 17' at the ridge
- Generator Backup for the Server room
- Supplemental Air for the IT room



Caleb Park, SIOR

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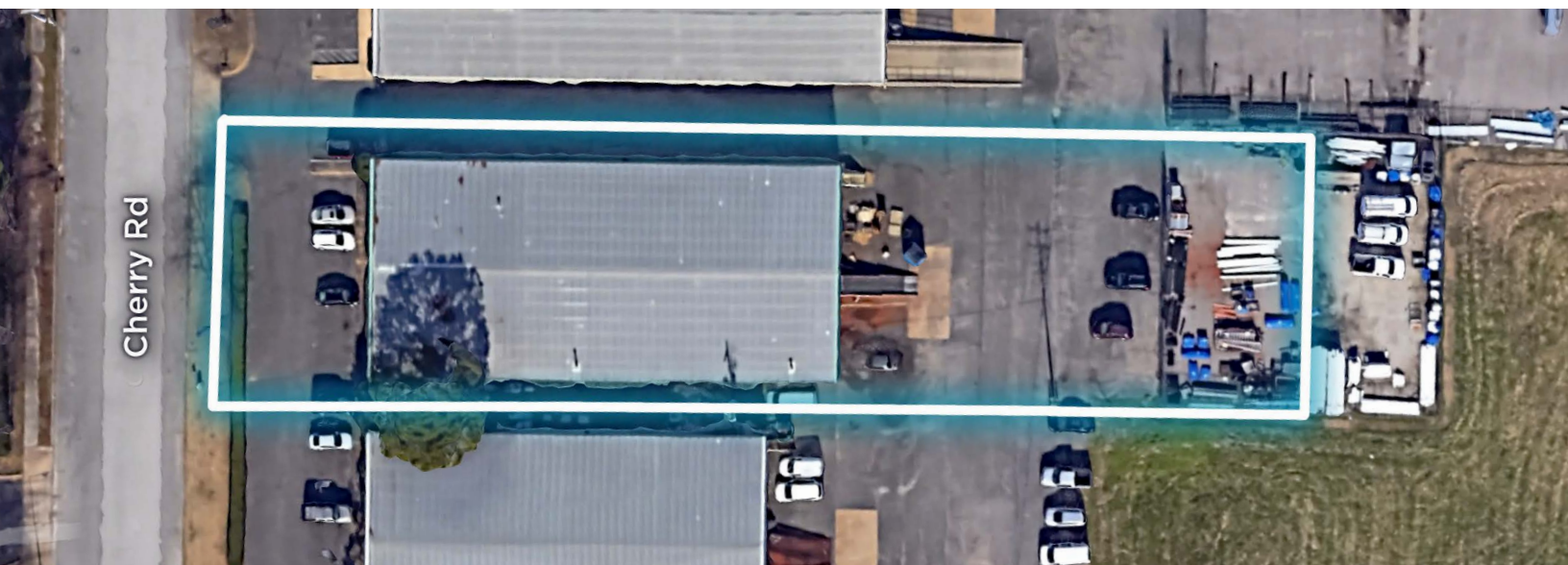
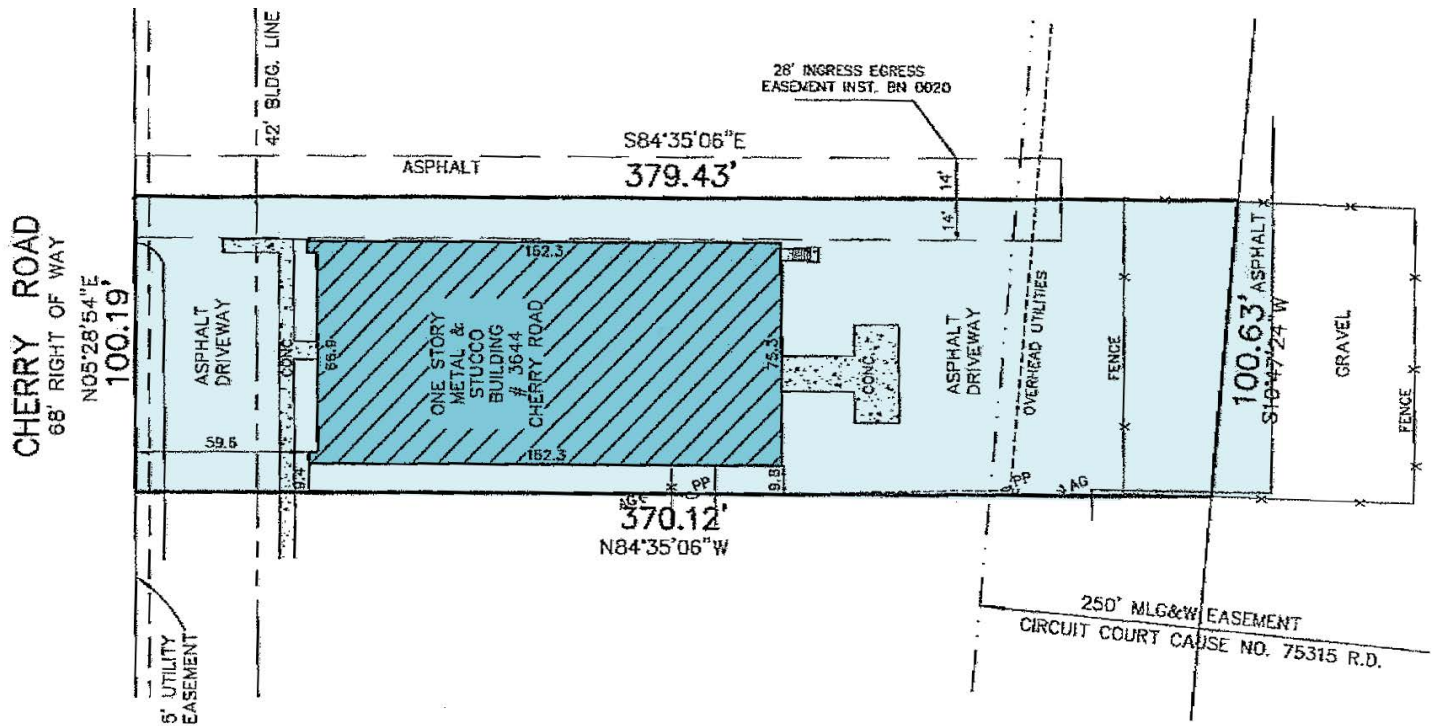
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SITE PLAN



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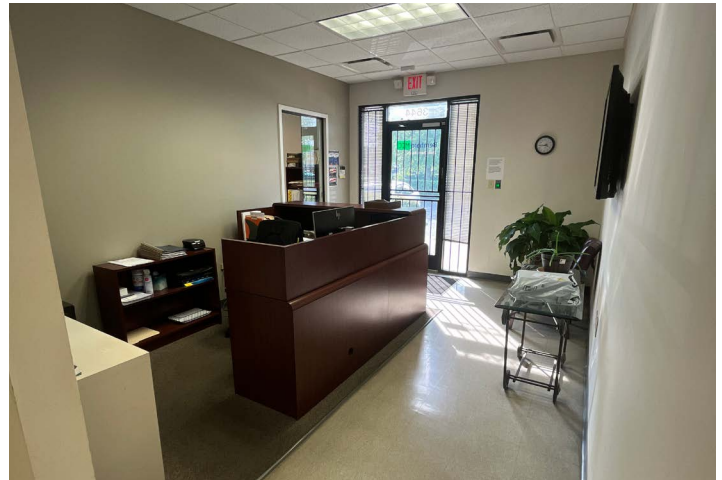
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THE PROPERTY



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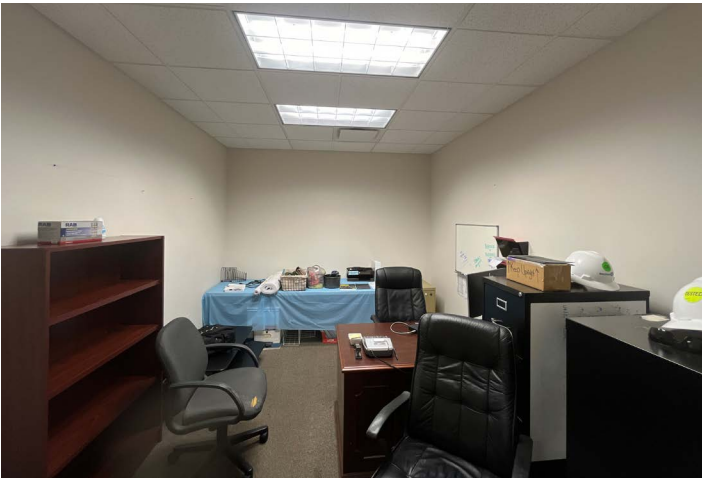
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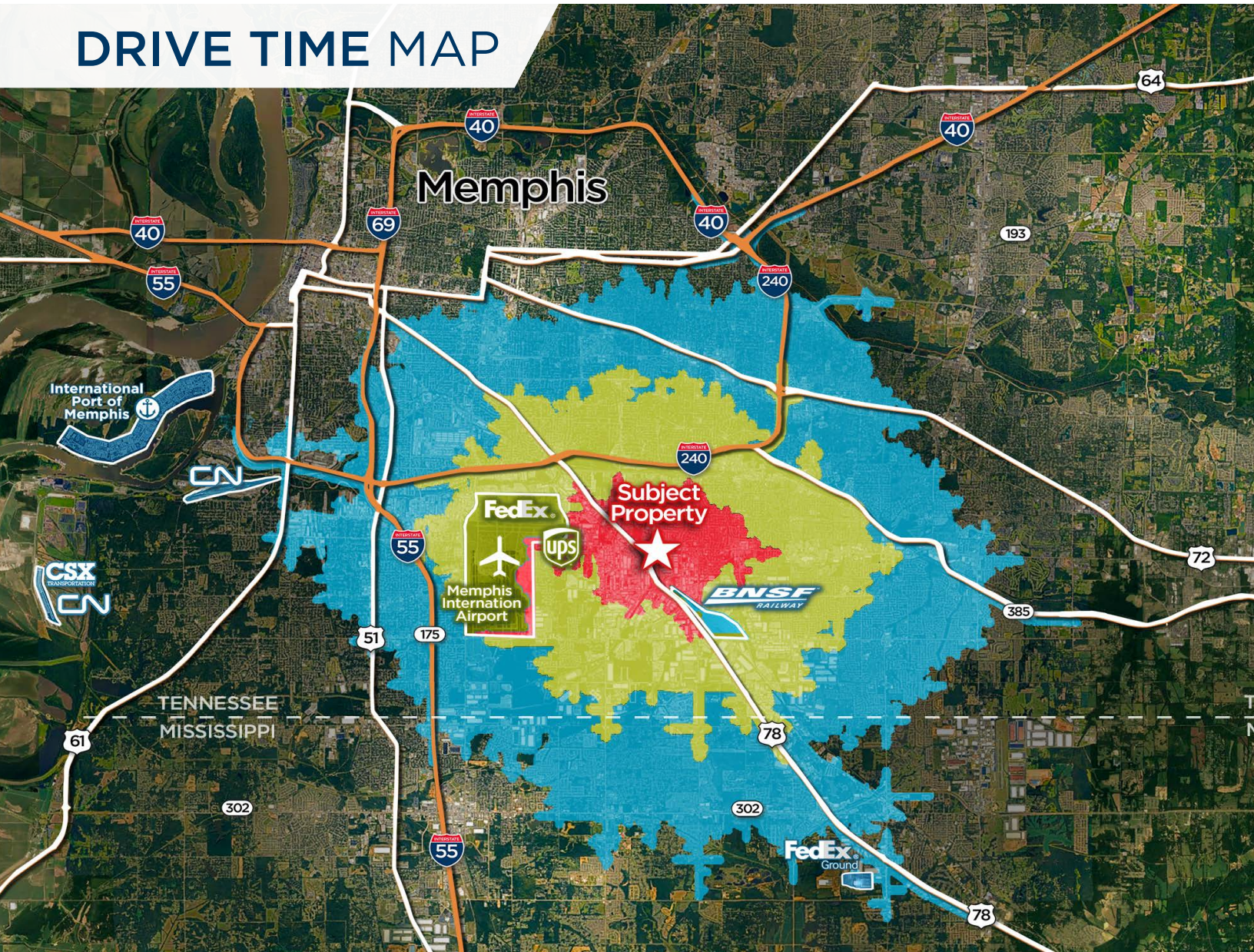
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SOUTHEAST SUBMARKET

DRIVE TIME MAP



5 MINS
10 MINS
15 MINS

8 MINS 4 MILES	5 MINS 2 MILES	13 MINS 9 MILES	10 MINS 7 MILES	32 MINS 25 MILES	16 MINS 10 MILES	44 MINS 41 MILES
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SOUTHEAST SUBMARKET

PRIME LOCATION

NATIONAL DRIVE TIME

1-DAY DRIVE

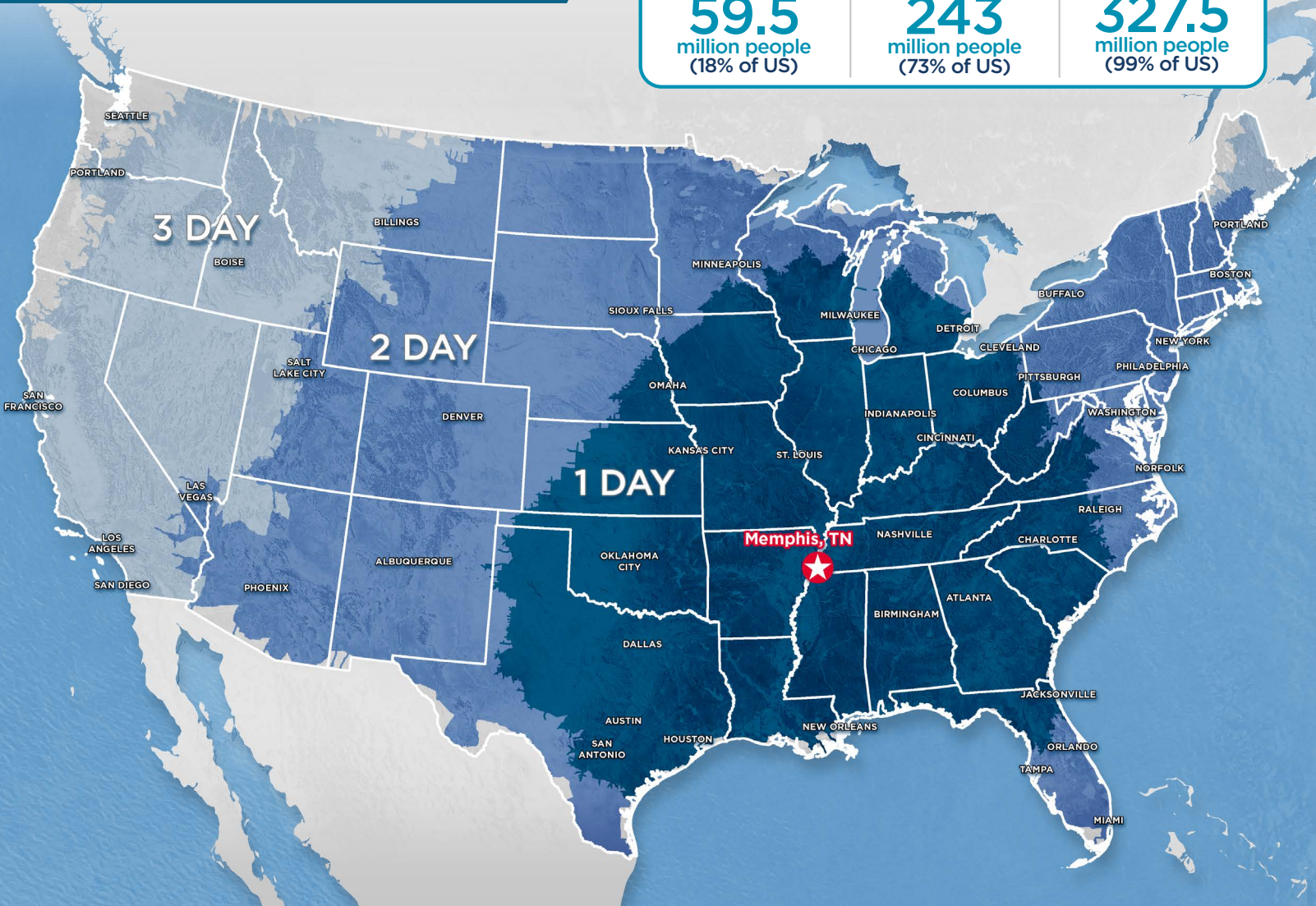
59.5
million people
(18% of US)

2-DAY DRIVE

243
million people
(73% of US)

3-DAY DRIVE

327.5
million people
(99% of US)



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