

# DISTRIBUTION SPACE FOR SALE OR LEASE



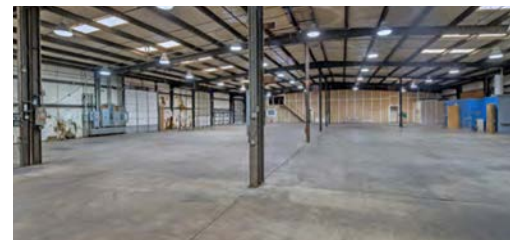
## 4067 NEW GETWELL RD

Memphis, TN 38118



### PROPERTY HIGHLIGHTS

- +/-26,200 SF total
  - +/-8,000 SF office
  - +/-18,200 SF warehouse
- Loading
  - Two (2) 12'x12' dock doors with pit levelers
  - One (1) 12'x14' dock door with pit leveler
  - One (1) 12'x12' drive-in ramp
- Column spacing 20'x25', 25'x25', 30'x25'
- 16' clear height
- Zoned IL
- 1,200 AMP / 3-phase electrical
- 30+ parking spaces
- Gas fired heating units
- Outside storage available with 10'x12' drive-in access
- Skylights throughout
- Secured yard



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## AERIAL MAP



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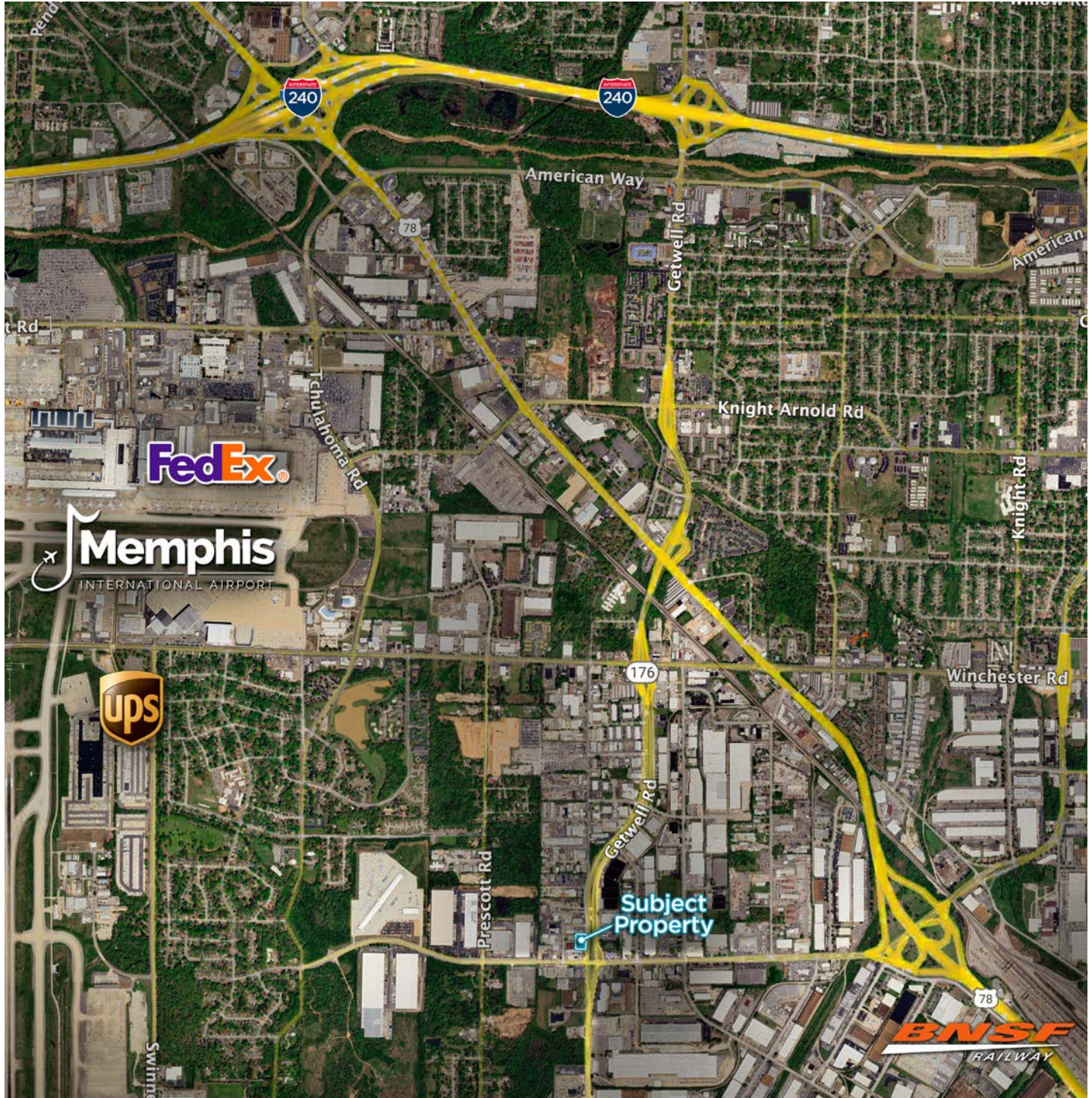
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## LOCATION MAP



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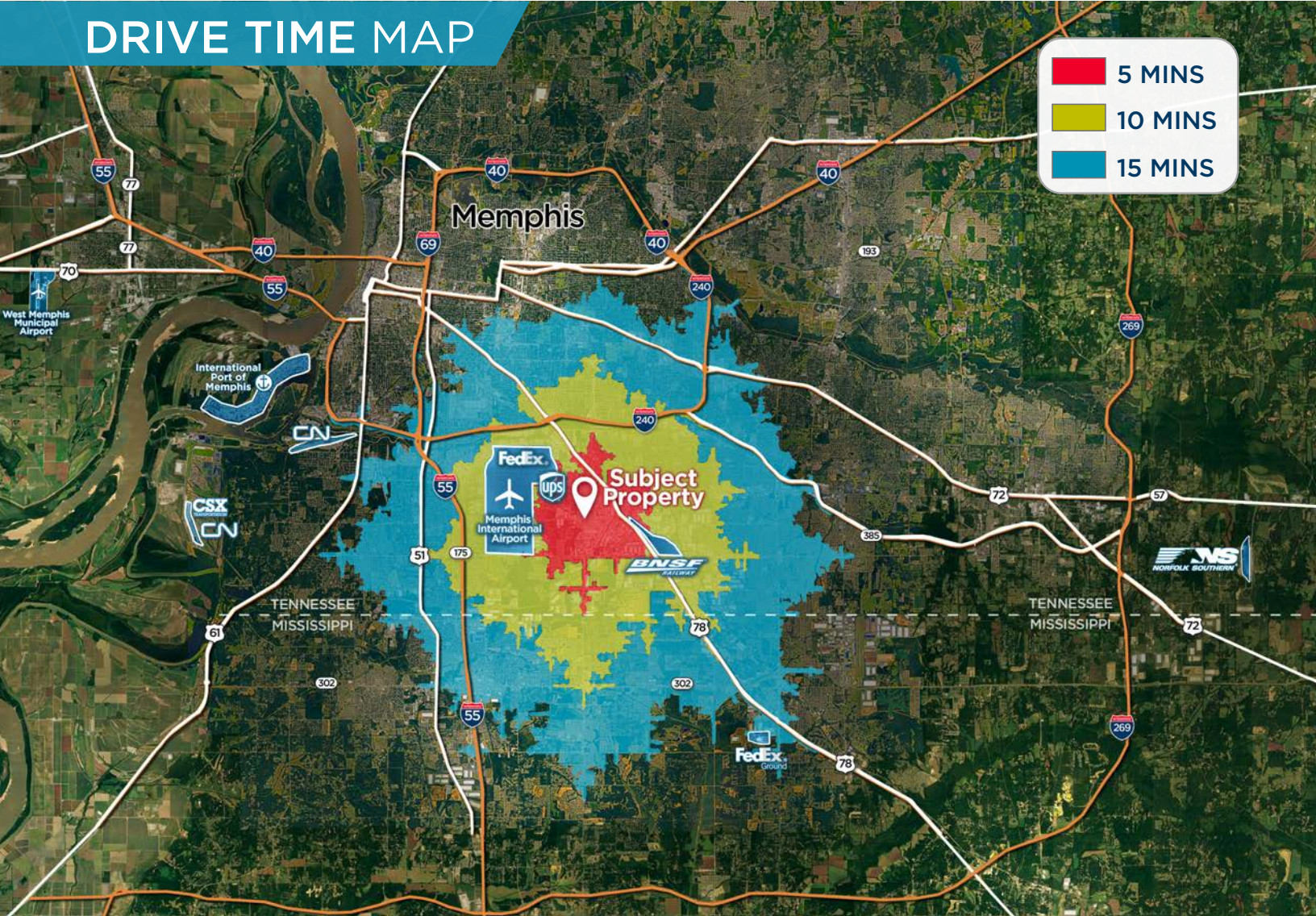
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## DRIVE TIME MAP



5 MINS

10 MINS

15 MINS

**Greater than 90% of the world's GDP is within 72 hours of Memphis**  
 75% of the U.S. population is within a 2 day drive (22 hours)

<b>6</b> MINS	<b>5</b> MINS	<b>6</b> MINS	<b>9</b> MINS	<b>26</b> MINS	<b>15</b> MIN	<b>36</b> MINS	<b>44</b> MINS
<b>3</b> MILES	<b>2</b> MILES	<b>3</b> MILES	<b>5</b> MILES	<b>17</b> MILES	<b>10</b> MILE	<b>28</b> MILES	<b>43</b> MILES

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