

FOR SUBLEASE  
DISTRIBUTION SPACE



# 4791 BURBANK RD

UP TO 37,500 SF  
AVAILABLE

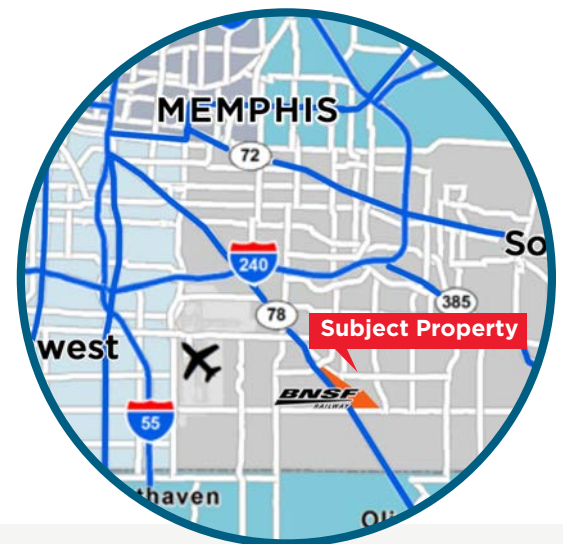
Memphis, TN 38118



## UP TO 37,500 SF AVAILABLE SUBLEASE OPPORTUNITY

### Building Highlights:

- Located in the Outland Business Center
- 126,000 SF total building
- 28' clear height
- Class IV sprinkler
- Immediately off Perkins Road, providing quick access to key logistics drivers of Highway 78/Lamar Ave, the BNSF Intermodal and the Memphis International Airport



### Space Highlights

- Up to 37,500 SF available through July 31, 2029
- Flexible size from 18,750 to 37,500 SF
- Available space is warehouse only, but office area can be included
- 8 dock-high doors (6 with pit levelers)
- Ample auto parking or outdoor storage area

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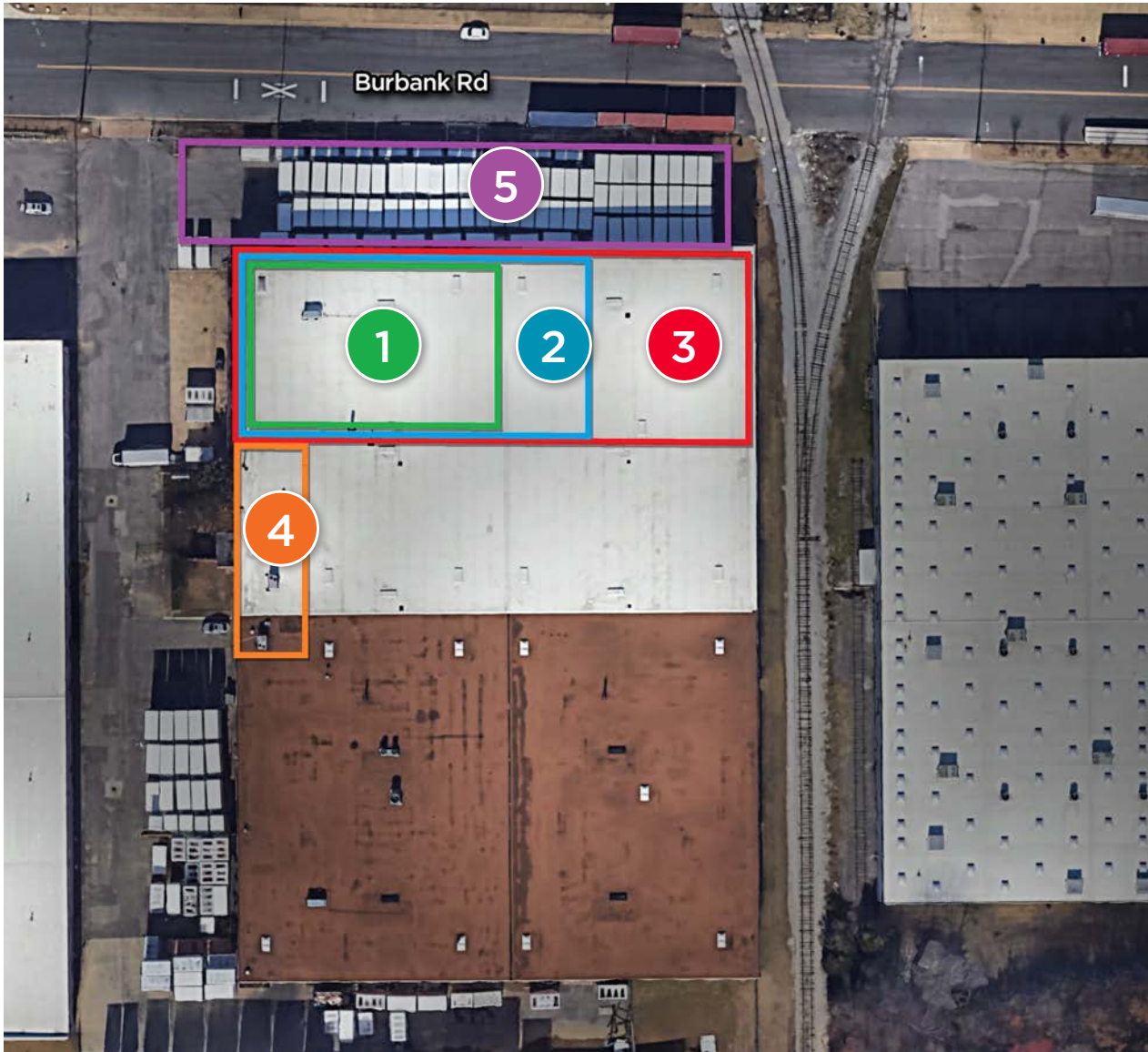
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## SITE PLAN

## UP TO 37,500 SF AVAILABLE



1	18,750 SF
2	23,437 SF
3	37,500 SF

4	Office Area
5	Auto parking or outside storage area

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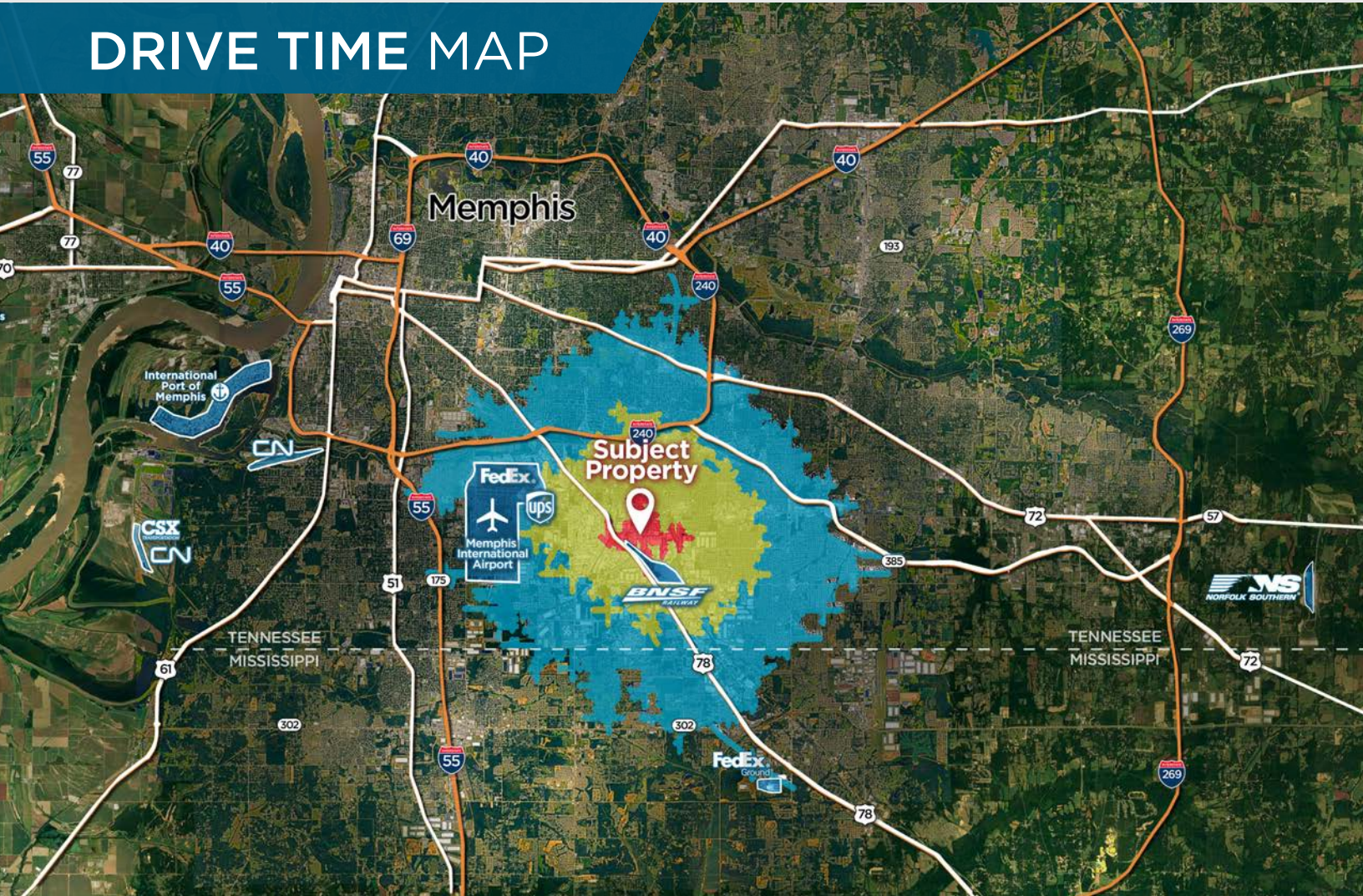
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## DRIVE TIME MAP



**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)



- 5 MINS
- 10 MINS
- 15 MINS

<b>14</b> MINS	<b>4</b> MINS	<b>16</b> MINS	<b>16</b> MINS	<b>36</b> MINS	<b>17</b> MINS	<b>46</b> MINS
<b>8</b> MILES	<b>2</b> MILES	<b>11</b> MILES	<b>11</b> MILES	<b>23</b> MILES	<b>10</b> MILES	<b>42</b> MILES

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## NATIONAL DRIVE TIME

### 1-DAY DRIVE

**59.5**  
million people  
(18% of US)

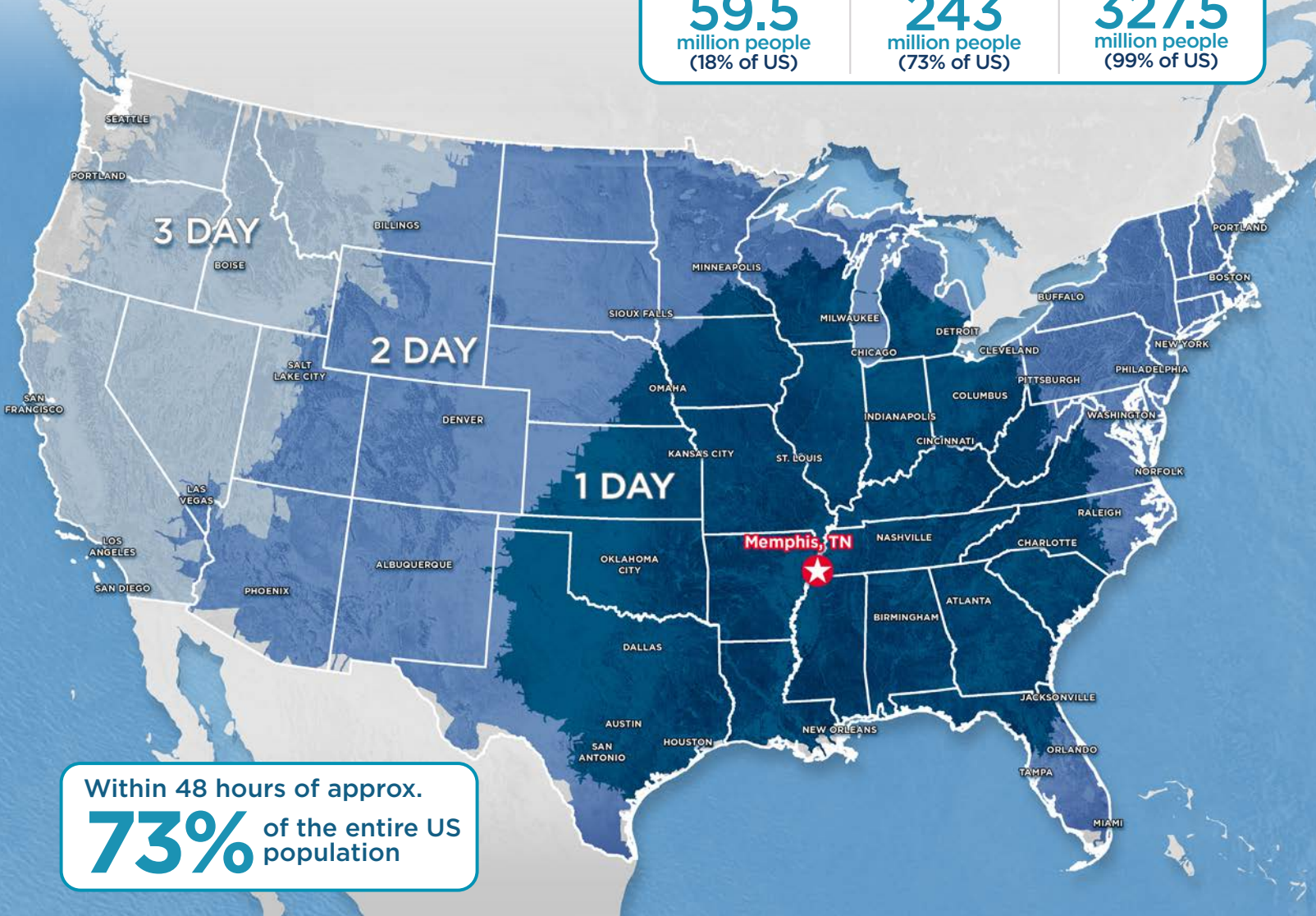
### 2-DAY DRIVE

**243**  
million people  
(73% of US)

### 3-DAY DRIVE

**327.5**  
million people  
(99% of US)

## PRIME LOCATION



## MEMPHIS, TN AMERICA'S DISTRIBUTION CENTER



**1st**

Largest Cargo Airport in the US



**3rd**

Busiest Trucking Corridor



**5**

Class 1 Railroads



**5th**

Largest Inland Port in the US

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