

FOR SUBLEASE DISTRIBUTION SPACE



4800 SOUTHRIDGE BLVD

Memphis, TN 38141



**30,000 SF
AVAILABLE**

PROPERTY HIGHLIGHTS

30,000 SF SUBLEASE AVAILABLE

Building Highlights:

- Located in the master-planned Southridge Industrial Park
- Immediately off Shelby Drive, providing quick access to key logistics drivers BNSF Intermodal and Highway 78
- Roving security dedicated to the park
- Attractive building design with storefront entry
- Segregated auto parking and truck loading
- 190,000 SF total building
- 22' clear height



Space Highlights

- 30,000 SF available through 12/31/25
- Current tenant occupies the full building
- +/- 3,020 SF office area with new paint and flooring
- 6 dock-high doors (5 with edge-of-dock levelers, seals and shelters)
- 1 drive-in door
- T-5 lighting
- 44 auto parking spaces
- Potential rail service

Kemp Conrad, SIOR, Dual Designation
Principal
901 273 2359
kconrad@commadv.com

Owen Mercer, SIOR, CCIM
Vice President
901 273 2343
omerger@commadv.com

Laura Meanwell, CCIM
Associate Vice President
901 246 1230
lmeanwell@commadv.com

5101 Wheelis Drive, Suite 300
Memphis, TN 38117
Main: 901 366 6070
www.commadv.com

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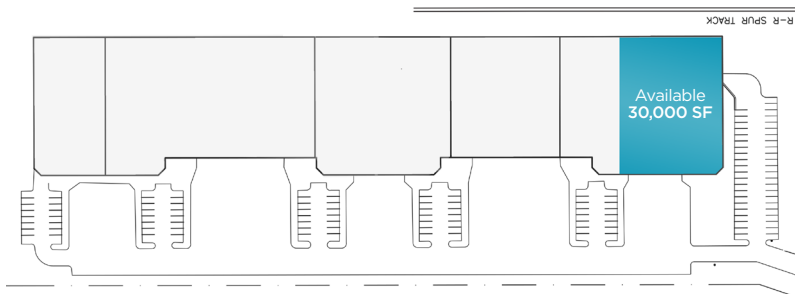
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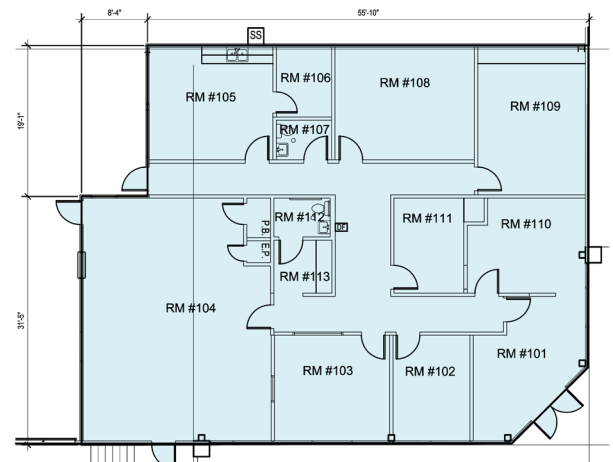
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FLOOR PLAN



Office 3,020 SF



ENLARGED OFFICE PLAN
SCALE: 1/8" = 1'-0"



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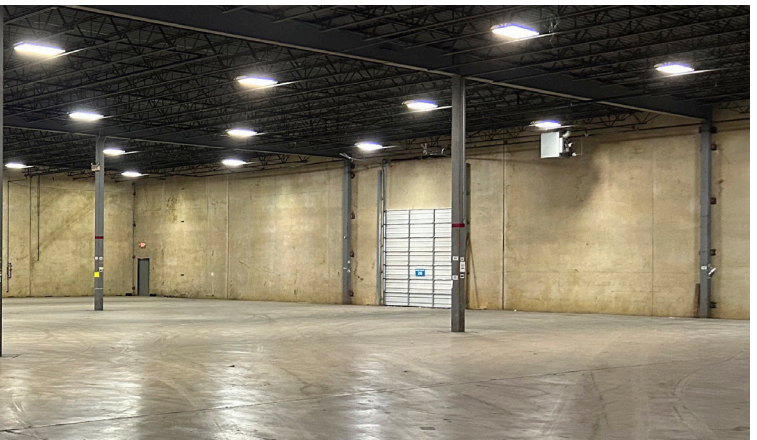
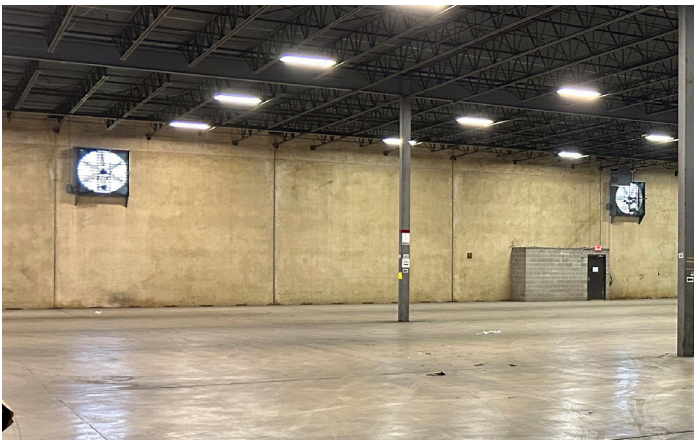
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THE SPACE



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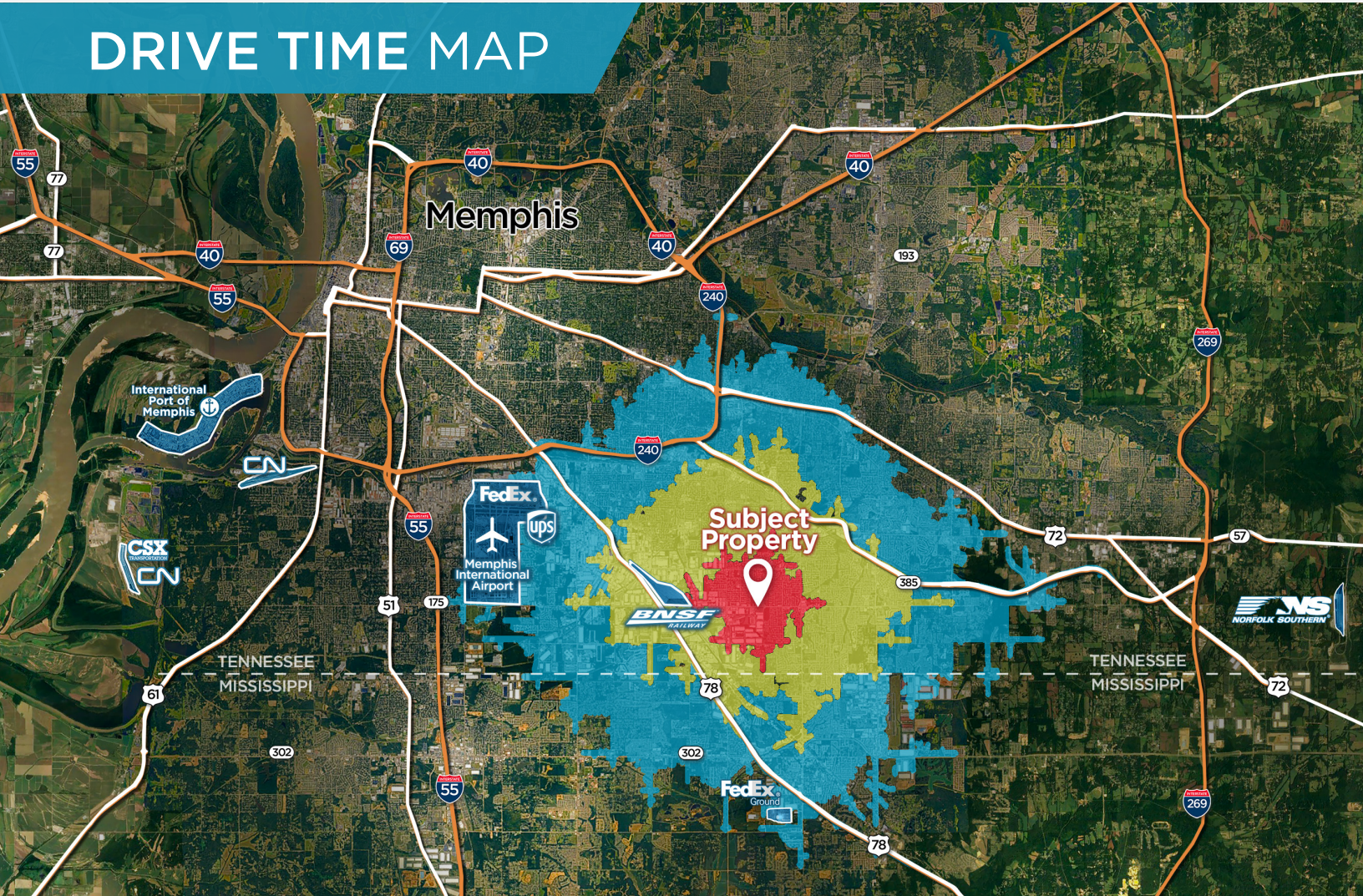
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DRIVE TIME MAP



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)



14 MINS 9 MILES	4 MINS 2 MILES	15 MINS 11 MILES	15 MINS 9 MILES	26 MINS 19 MILES	13 MINS 7 MILES	44 MINS 42 MILES
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