

FOR SUBLEASE  
DISTRIBUTION SPACE



CUSHMAN &  
WAKEFIELD



COMMERCIAL  
ADVISORS

# 4949 E RAINES RD

## SECURITY FOCUSED LOGISTICS BUILDING

Memphis, TN 38118

Fully Fenced Truck Court  
and Car Parking Lot

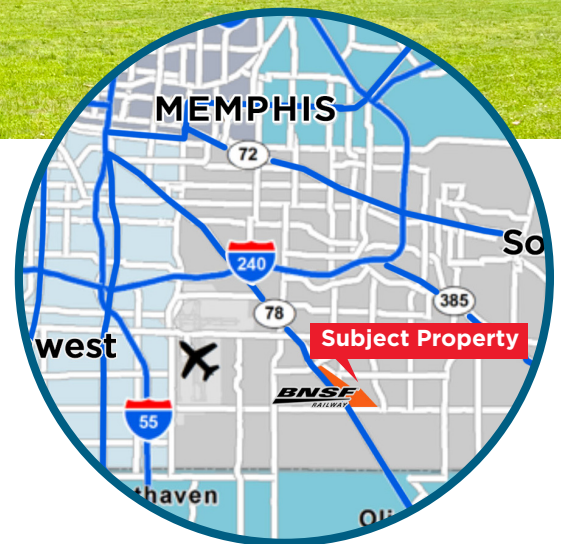


## PROPERTY HIGHLIGHTS

UP TO +/- 45,000 SF SUBLEASE

### Property Highlights:

- Term through January 2030
- Small office with restroom
- 22' clear height
- Seven (7), 8' x 10' dock high doors, 5 with pit levelers
- One (1), 10' x 12' drive in door
- Fully fenced and secure
- LED lighting throughout
- ESFR sprinkler
- Abundant car and trailer parking
- Covered outdoor cooking/break area
- Heavy industrial zoning in sought after Southeast submarket
- Heavy Power



- Easy road access
- Intermediate adjacent to BNSF Railway



PROPERTY  
FULLY FENCED



DEDICATED  
CAR PARKING

**Kemp Conrad, SIOR, Dual Designation**  
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**Owen Mercer, SIOR, CCIM**  
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Main: 901 366 6070  
[www.commadv.com](http://www.commadv.com)

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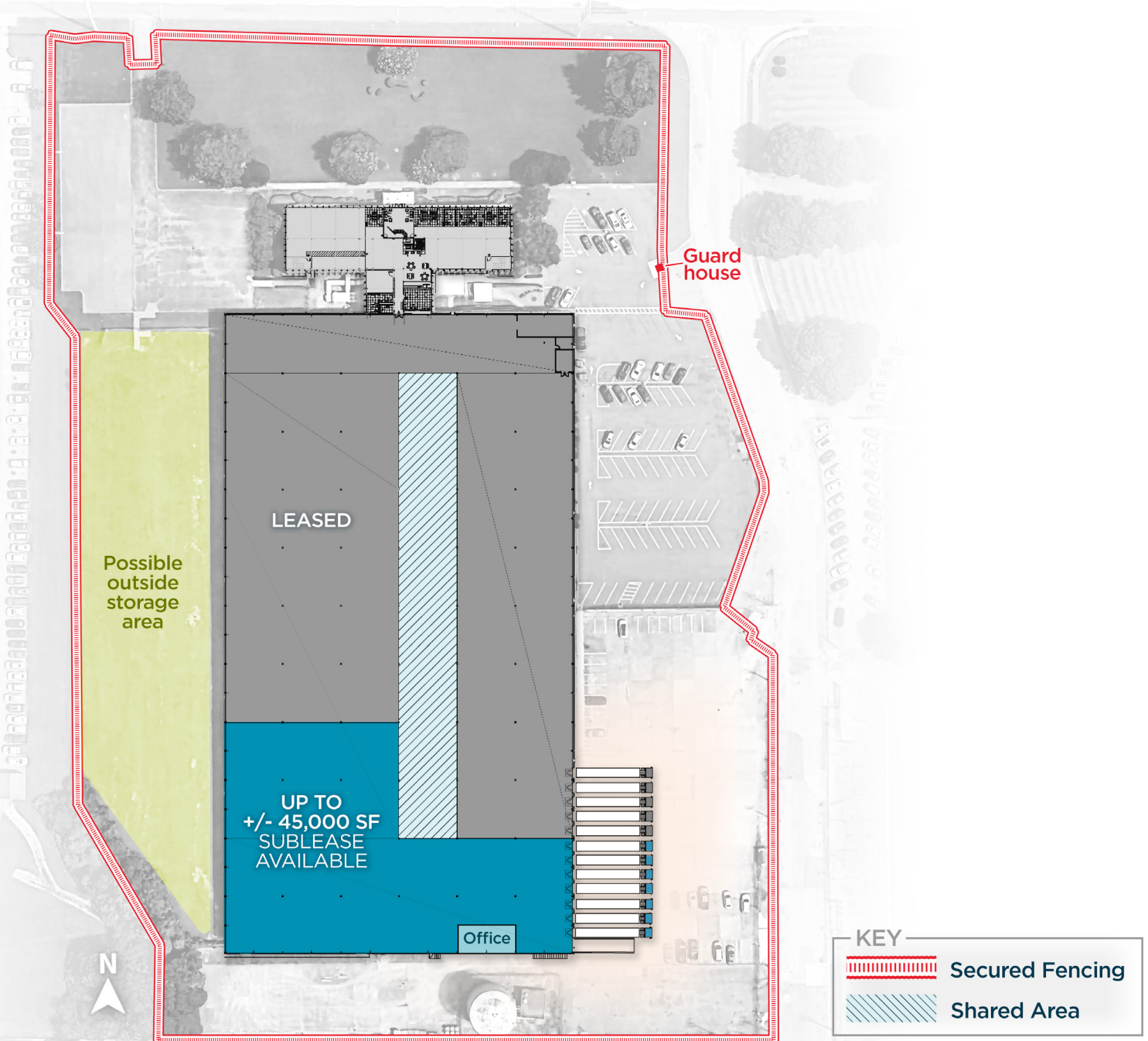
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Memphis, TN 38118



## SITE PLAN

E Raines Rd



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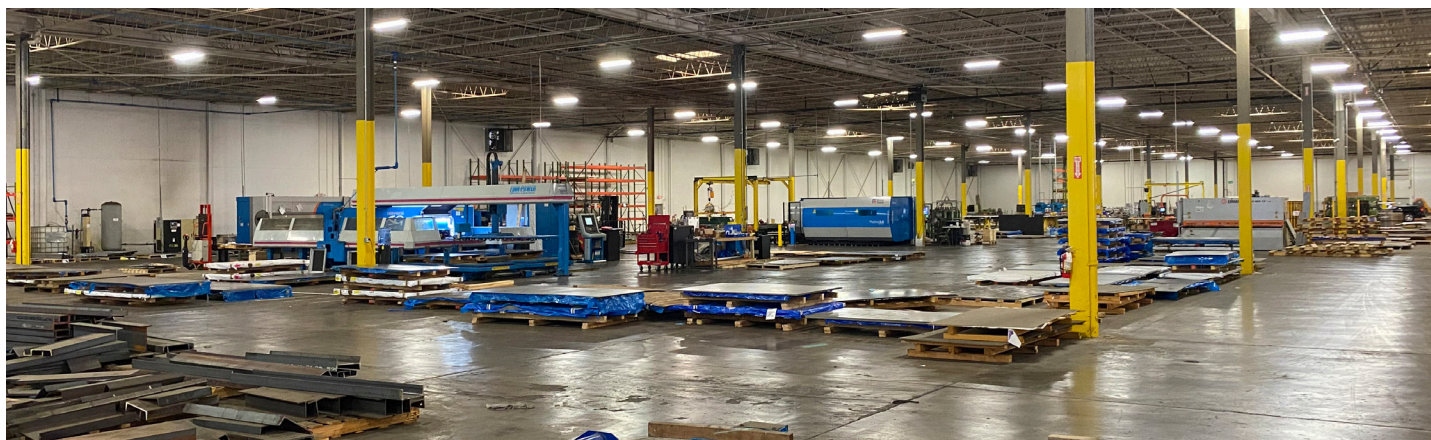
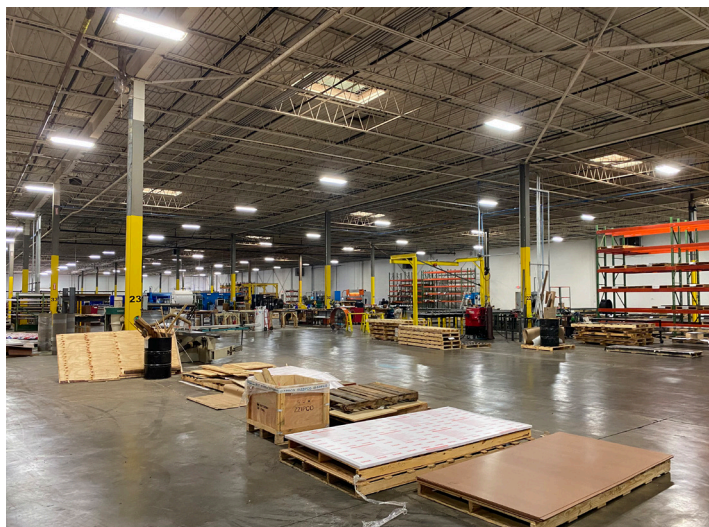


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## WAREHOUSE AREA



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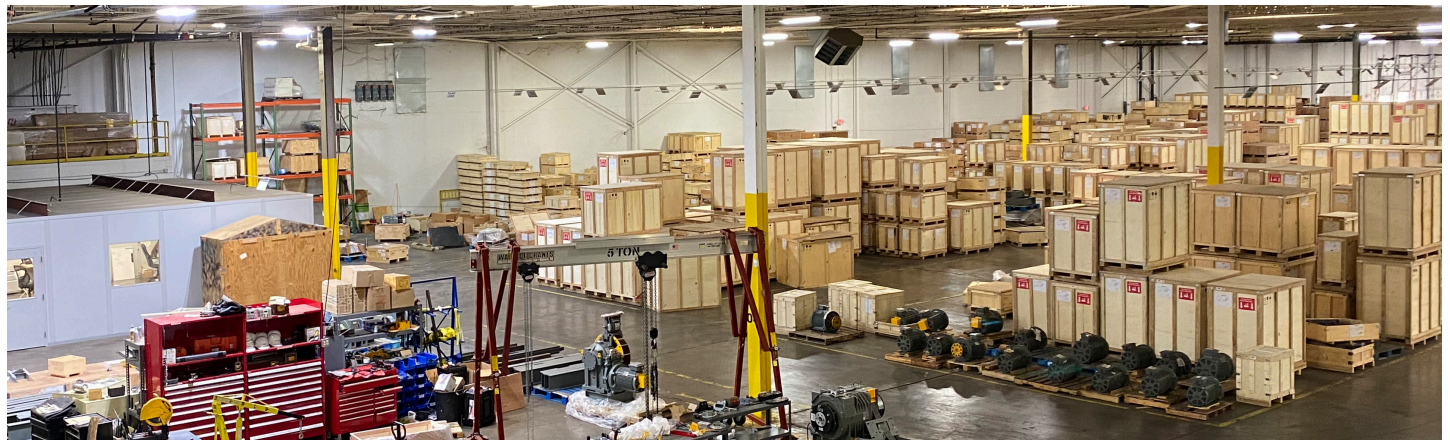


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## SUBLEASE AREA



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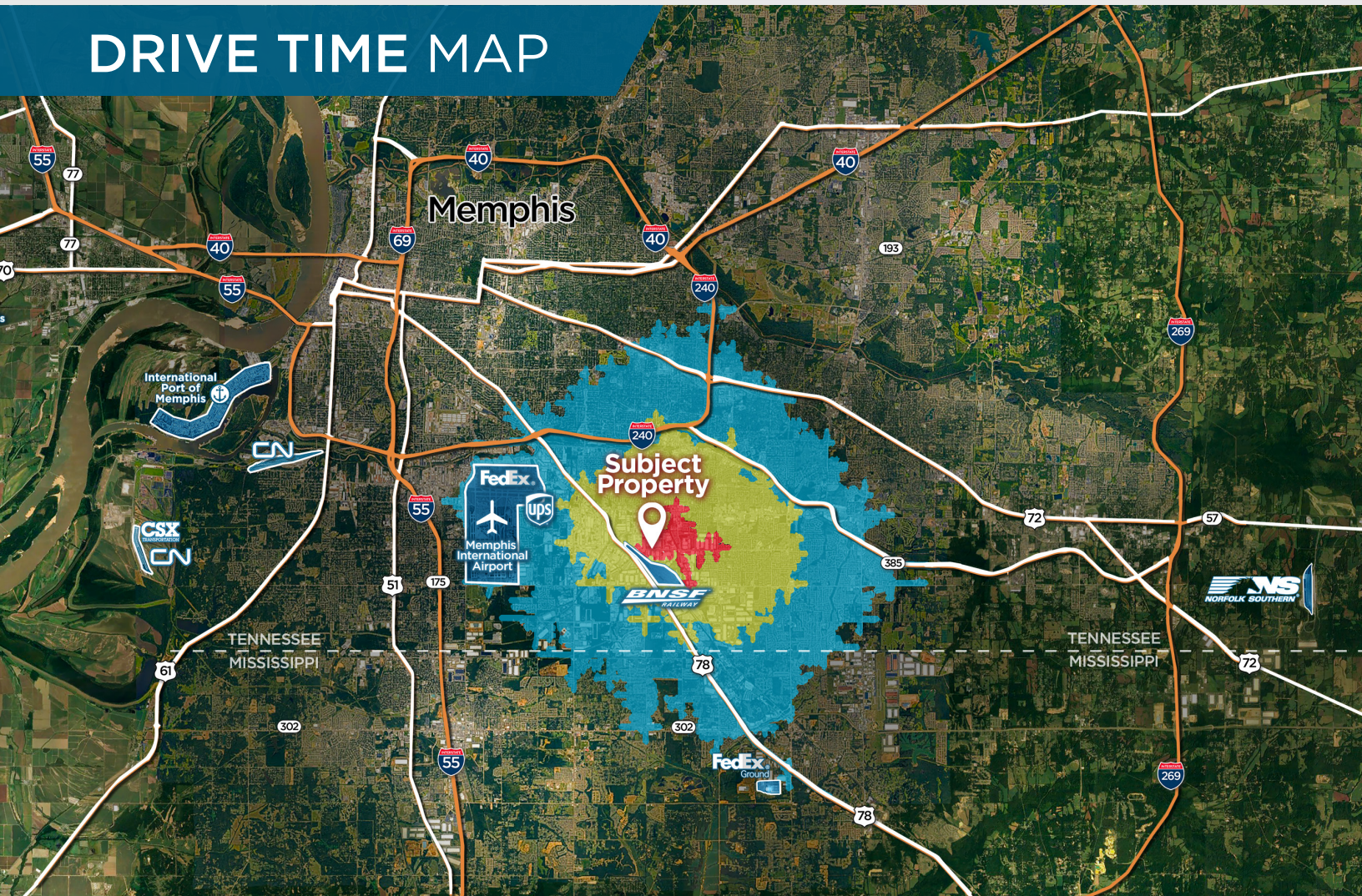


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## DRIVE TIME MAP



**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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## PRIME LOCATION

### NATIONAL DRIVE TIME

#### 1-DAY DRIVE

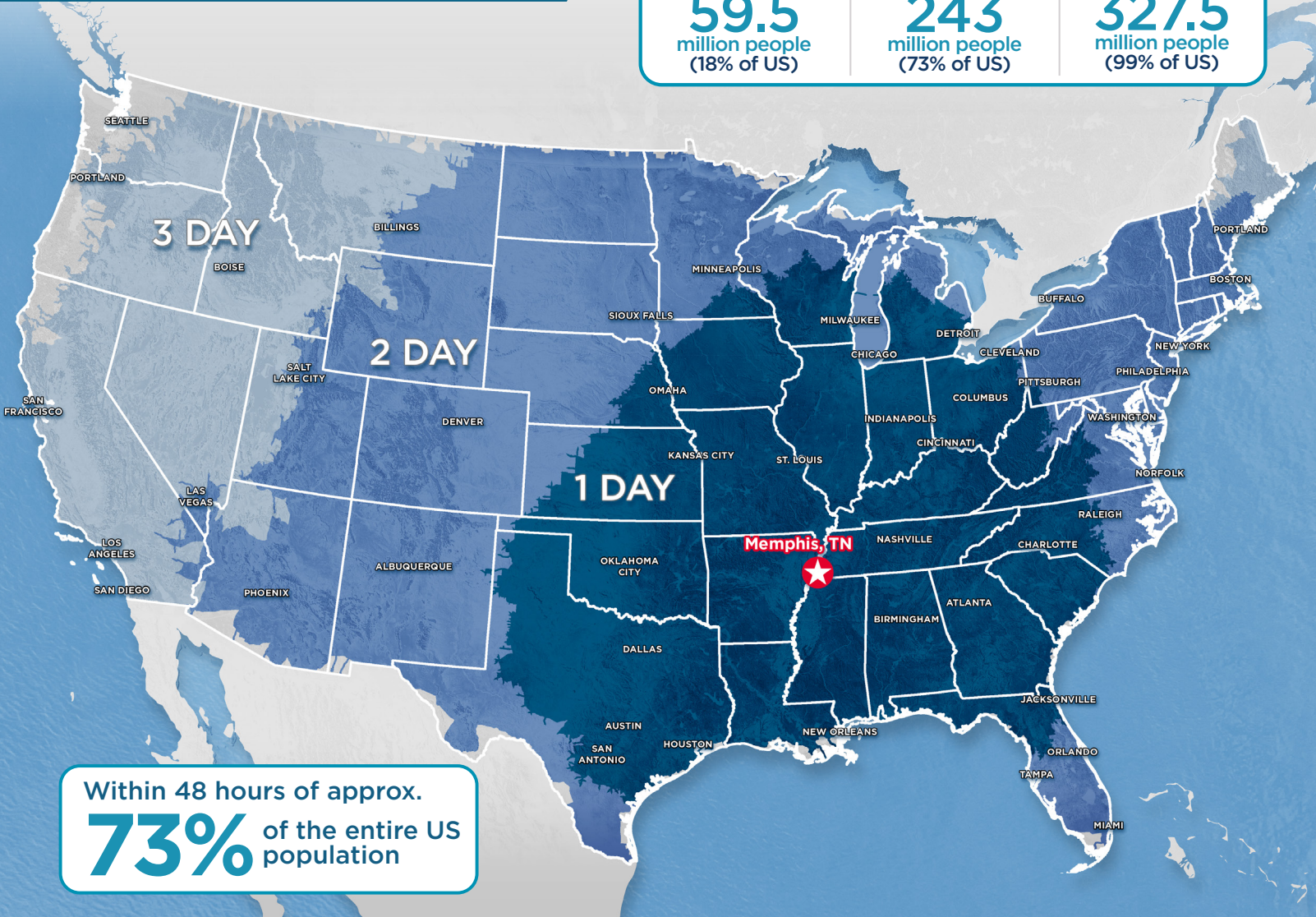
**59.5**  
million people  
(18% of US)

#### 2-DAY DRIVE

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

#### 3-DAY DRIVE

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



## 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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