

# FOR SALE LOGISTICS SPACE



# 5625-5653 E SHELBY DR

Memphis, TN 38141

## 38,400 SF AVAILABLE



## PROPERTY HIGHLIGHTS

- 38,400 SF Total
- 19,200 SF - Vacant
  - 2,500 SF - Office space plus breakroom
  - 5 Dock High Doors
  - 1 Dock with Ramp
  - 14' Clear Height
  - 2.58 Acres
- Easy access to BNSF and airport
- Q3/Q4 2022 Improvements:
  - New Interior & Exterior Doors
  - New Exterior Lighting
  - New Exterior Paint
  - Refreshed Carpet in Office
  - Fresh Paint in Office



## INVESTMENT HIGHLIGHTS

- **38 Woodwork** (Tenant since Jan. 2021)
  - Lease Expires: October 31, 2024
- **Memphis Flooring** (Tenant since Nov. 2005)
  - Lease Expires: May 31, 2026
- **Lenny's** (Tenant since Mar. 2004)
  - Lease Expires: January 31, 2030
- **Purchase Price: \$2,550,000**
- Multi-Tenant

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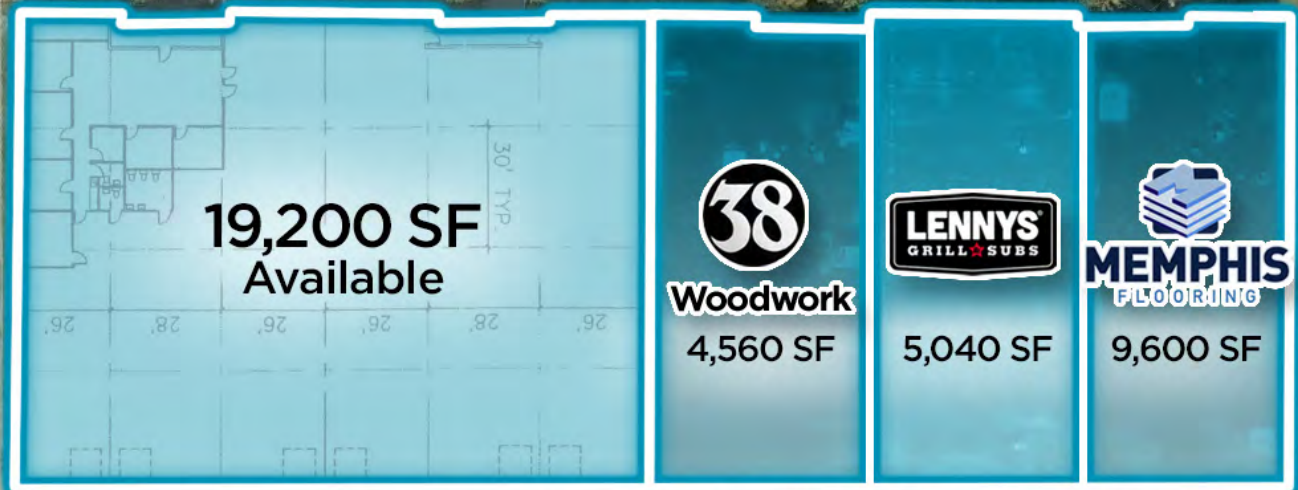
FOR SALE - 50% LEASED

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## SITE PLAN



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## THE PROPERTY



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CUSHMAN &  
WAKEFIELD



COMMERCIAL  
ADVISORS

## CORPORATE NEIGHBORS



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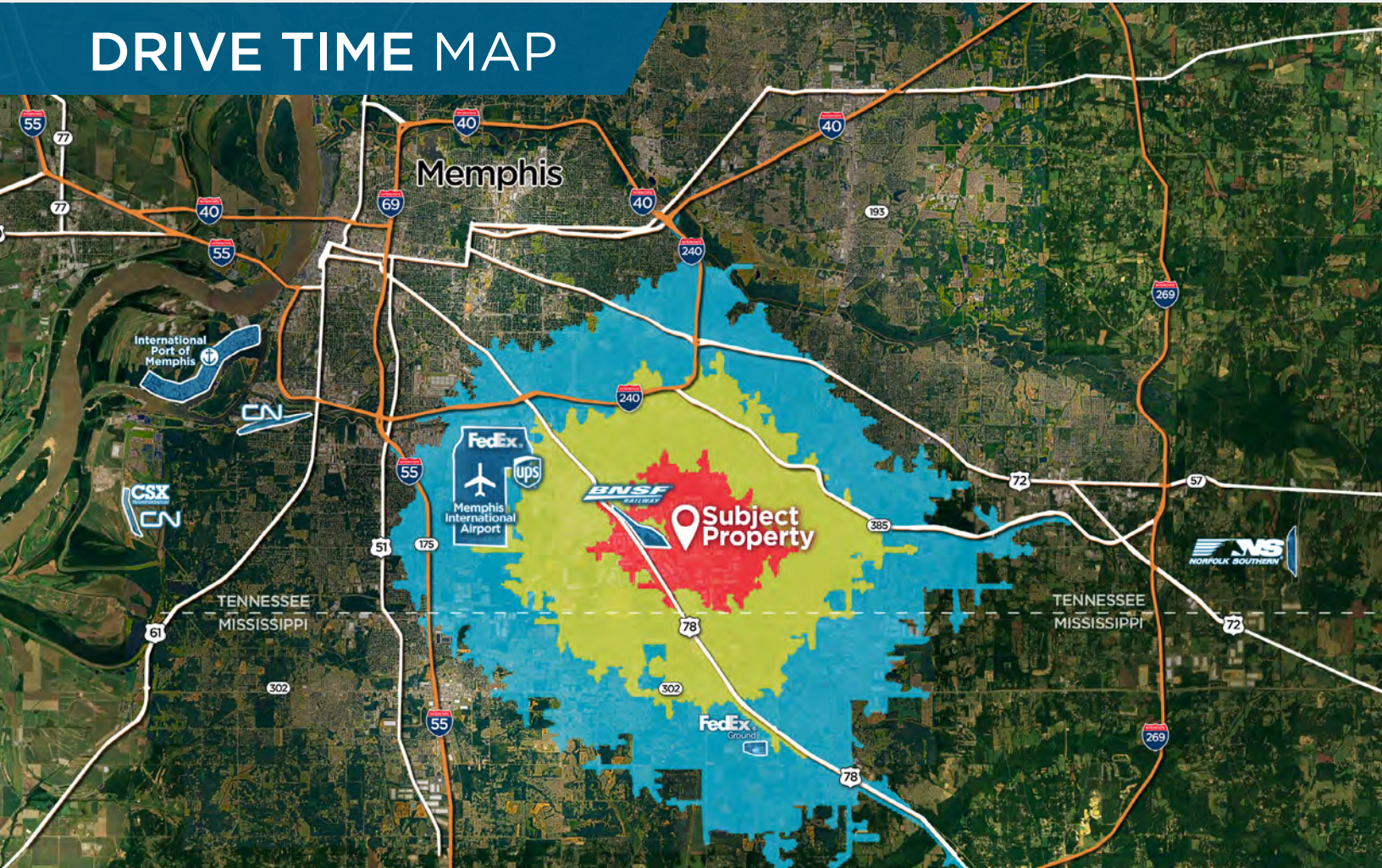


5 MINS

10 MINS

15 MINS

## 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)



|                   |                   |                    |                    |                    |                   |                    |
|-------------------|-------------------|--------------------|--------------------|--------------------|-------------------|--------------------|
| <b>16</b><br>MINS | <b>6</b><br>MINS  | <b>16</b><br>MINS  | <b>16</b><br>MINS  | <b>30</b><br>MINS  | <b>13</b><br>MINS | <b>47</b><br>MINS  |
| <b>9</b><br>MILES | <b>2</b><br>MILES | <b>11</b><br>MILES | <b>13</b><br>MILES | <b>21</b><br>MILES | <b>8</b><br>MILES | <b>43</b><br>MILES |

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CUSHMAN & WAKEFIELD



COMMERCIAL ADVISORS

## PRIME LOCATION

### NATIONAL DRIVE TIME

1-DAY DRIVE

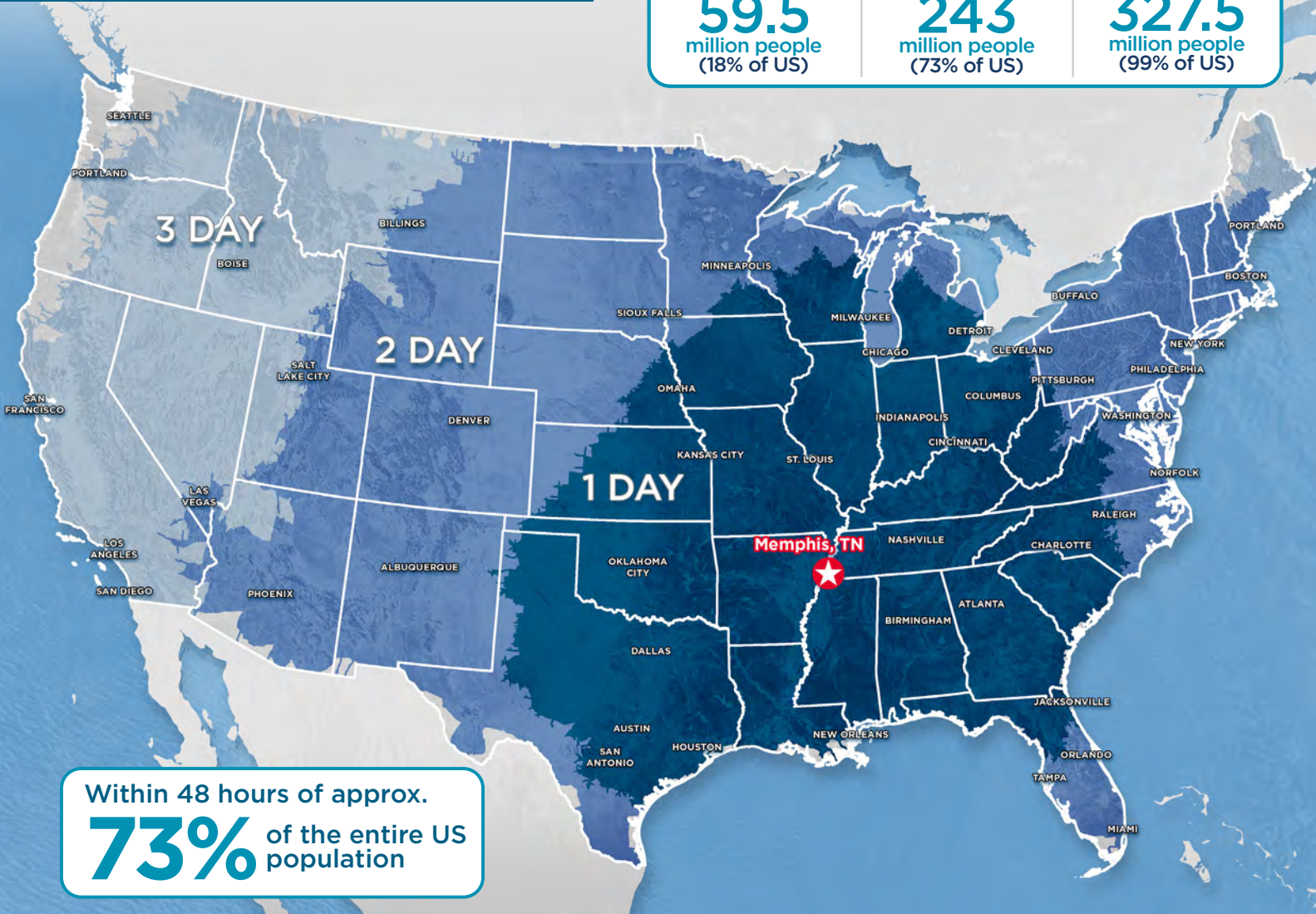
**59.5**  
million people  
(18% of US)

2-DAY DRIVE

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

3-DAY DRIVE

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



Within 48 hours of approx.

**73%** of the entire US population

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**3rd**

Busiest Trucking Corridor



**5**

Class 1 Railroads



**3rd**

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