

GOODLETT FARMS

O F F I C E P A R K

7130 Goodlett Farms Pkwy **1900** Charles Bryan Rd



400 SF - 106,480 SF
AVAILABLE FOR LEASE



UNIQUE OFFICE PARK OPPORTUNITY

Goodlett Farms is distinguished by a plethora of amenities and features, rendering the park an optimal choice for businesses. These facilities showcase 9-foot ceilings, a Wet sprinkler system, and a renovated lobby, enhancing the overall workspace environment. Moreover, the presence of a 6-acre lake with a 0.3-mile walking trail, available for tenant use, adds a refreshing and recreational touch. The buildings also boast practical features such as five dock doors with pit levelers, a freight elevator, and 24/7 HVAC for operational convenience. Security is prioritized with 24/7 secure access, a fenced and secure property, and 33 building cameras meticulously tracking every entrance. The premises are equipped with new LED lights covering the parking lot, four on-site generators, including two 2,000 KW and two 500 KW generators capable of holding 13,000 gallons of fuel. The recently renovated lobby, by the Crump Firm, features new LED lights, paint, and flooring, along with an updated security desk. Additionally, tenants enjoy access to a recently renovated fitness center, complete with women's and men's bathrooms and lockers, offering tenants 24/7 accessibility for their convenience.

PROPERTY HIGHLIGHTS

- Renovated Lobby in 2023
- Building Engineer On-Site
- New Fitness Center Built in 2023
- 6- Acre Lake with .3 Mile Walking Trails Available for Tenant Use
- 5 Dock Doors with Pit Levelers
- Freight Elevator
- 24/7 HVAC
- Wet Sprinkler



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UNIQUE FEATURES / CAMPUS AMENITIES

SECURITY & PARKING

- 24/7 Secure Access
- Fenced and Secure Property
- 33 Building Cameras with Every Entrance Tracked
- New LED Lights Covering Parking Lot
- Parking Ratio: 4.00/1,000 SF

GENERATOR

- 4 Generators On Site: Two 2,000 KW Generators, Two 500 KW Generators
- Closed Transition Switch Gear
- Holds 13,000 Gallons of Fuel to sustain property for three solid days

LOBBY

- Recently Renovated Lobby Provided by the Crump Firm in 2023
- New LED Lights, Paint and Flooring
- Updated Security Desk

FITNESS CENTER

- Recently Renovated First Floor Fitness Center in 2023
- Women's & Men's Bathrooms with Lockers
- Flat Screen TV's
- Tenants have 24/7 Access to Fitness Center



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CORPORATE NEIGHBORS

Goodlett Farms is a corporate park in the Memphis and Shelby County area. It's a mix of Fortune 500 companies, locally owned businesses, and high-end commercial and office facilities located next to I-40.



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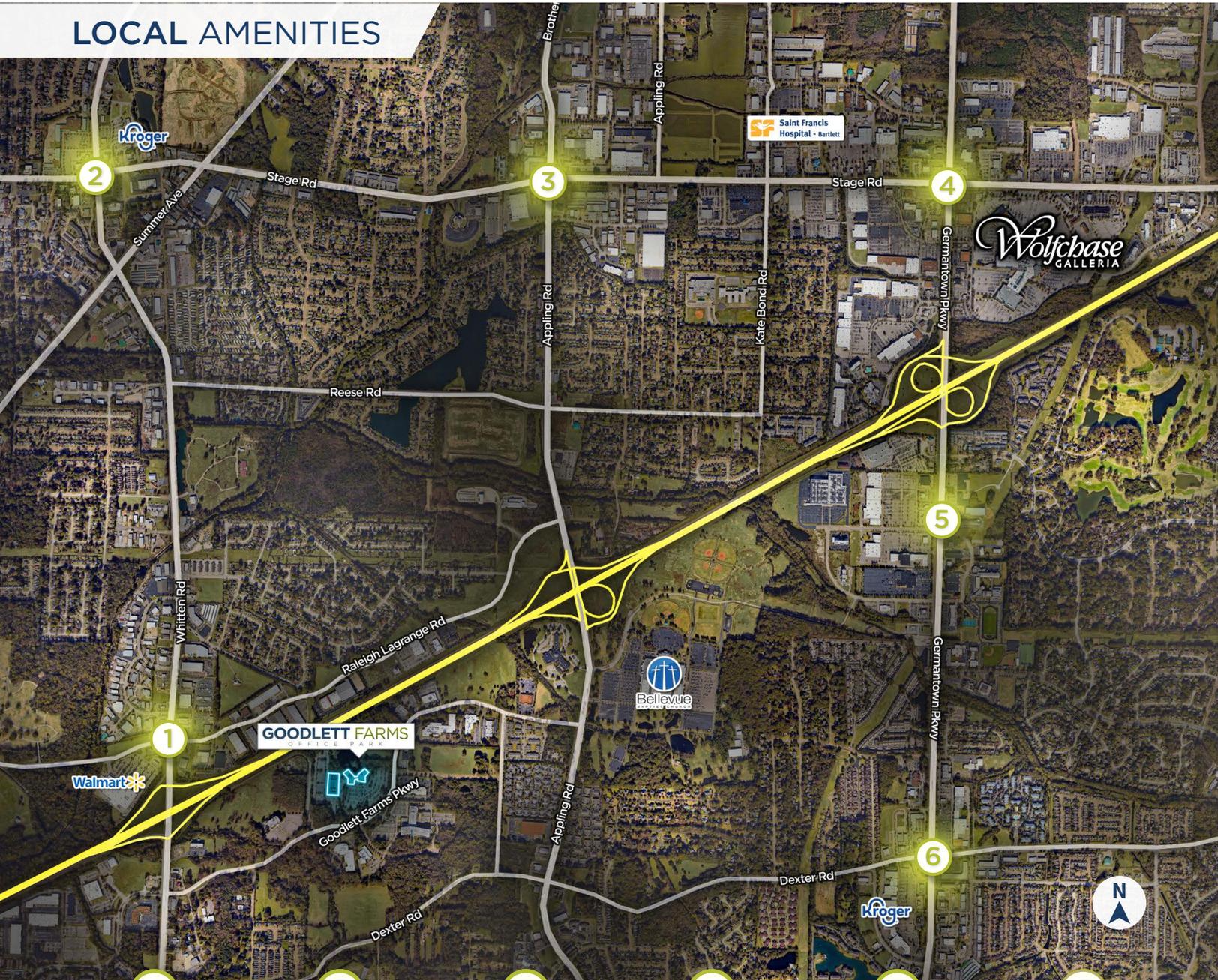
GOODLETT FARMS

OFFICE PARK



1730 Goodlett Farms Pkwy 1900 Charles Bryan Rd

LOCAL AMENITIES



1

- Burger King
- Starbucks
- McDonald's
- Tacobell
- Hardee's
- 7 Brew Coffee
- Smoothie King
- Sidecar Cafe
- Dollar Tree
- Firestone
- Take 5 Oil Change
- Camp Bow Wow

2

- Kroger
- Burger King
- Tacobell
- Starbucks
- Chick-fil-A
- Five Guys
- Cicis Pizza
- McAlister's Deli
- Noodles Asian Bistro
- Hollywood Feed
- O'Reilly Auto Parts
- ALDI
- CVS Pharmacy

3

- Coletata's
- El Mezcal
- Lennys Grill & Subs
- Firehouse Subs
- Eastend Grill
- Malano's Pizza
- NAPA Auto Parts

4

- Chick Fil A
- J. Alexander's Restaurant
- Cheesecake Factory
- Target
- Home Depot
- Gus's World Famous Fried Chicken
- Buffalo Wild Wings
- Olive Garden
- Starbucks

5

- Wendy's
- Costco Gas Station
- DeeO's Seafood
- Pyro's Fire Fresh Pizza
- Waffle House
- Gimme Sugar Bakery
- TownePlace Suites by Marriott

6

- Kroger
- Huey's Cordova
- Corky's Ribs & BBQ
- Margaritas of Cordova
- La Hacienda
- Bombay House
- Burger King
- McDonald's
- Guthrie's Chicken
- Arby's
- Dixie Queen
- Great Clips

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STANTON, TN Ford's BlueOval City

Stanton, TN It is poised to be the focal point of major industrial growth in West Tennessee. Goodlett Farms Office Park is located within an hour of Stanton, TN and just 30 minute away from Ford's BlueOval City.



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