

FOR LEASE PRIME LOGISTICS SPACE

# NORTHPOINTE

LOGISTICS CENTER

3456 Meyers Road  
Memphis, TN 38108



571,257 SF  
Total Available

Total Building  
+/-1,474,183 SF

## PRIME LOGISTICS SPACE

Minimum Divisible: 50,000 SF

### Property Highlights

- Dock Doors: 218
- Clear Height:
  - 1st floor - 23' 6"
  - 2nd floor - 31' 1"
- Column Width/Depth: 24' X 36'
- Roof: EPDM/TPO
- Fire Suppression: 100% Wet
- Power: Heavy
- Land Area: 47.11 Acres
- Parking: 235 Auto Spaces | 225 Trailer Spaces
- Rail Access: Possible Rail Spur
- Year Built: 1973-1982 | Renovated 2020
- 3 Elevators: 1 passenger, 1 freight, and 1 pallet elevator
- Painting and Lighting Upgrades



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

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

**Laura Meanwell**  
Senior Associate  
901 246 1230  
lmeanwell@commadv.com



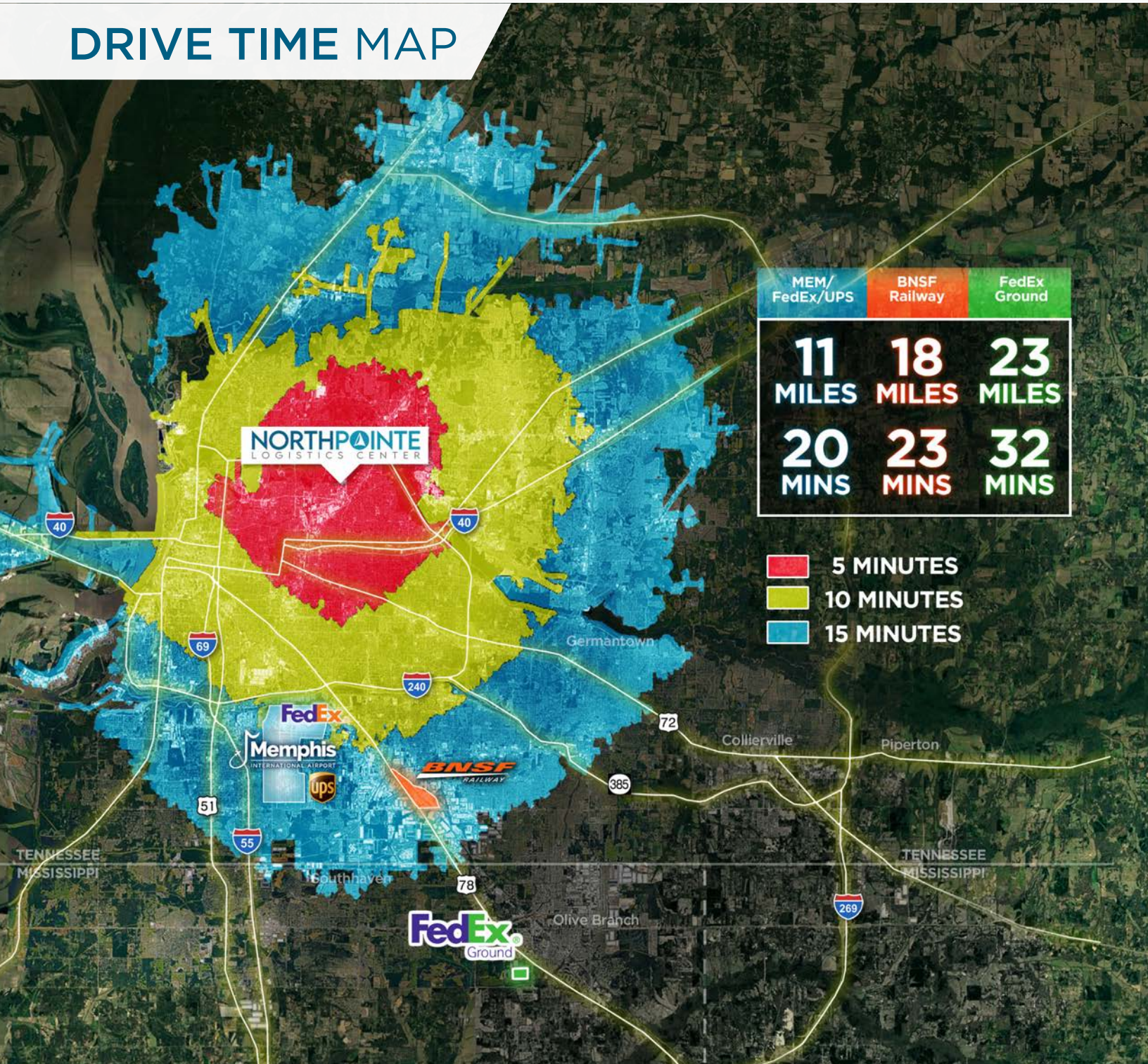
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## DRIVE TIME MAP



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 Dual Designation**  
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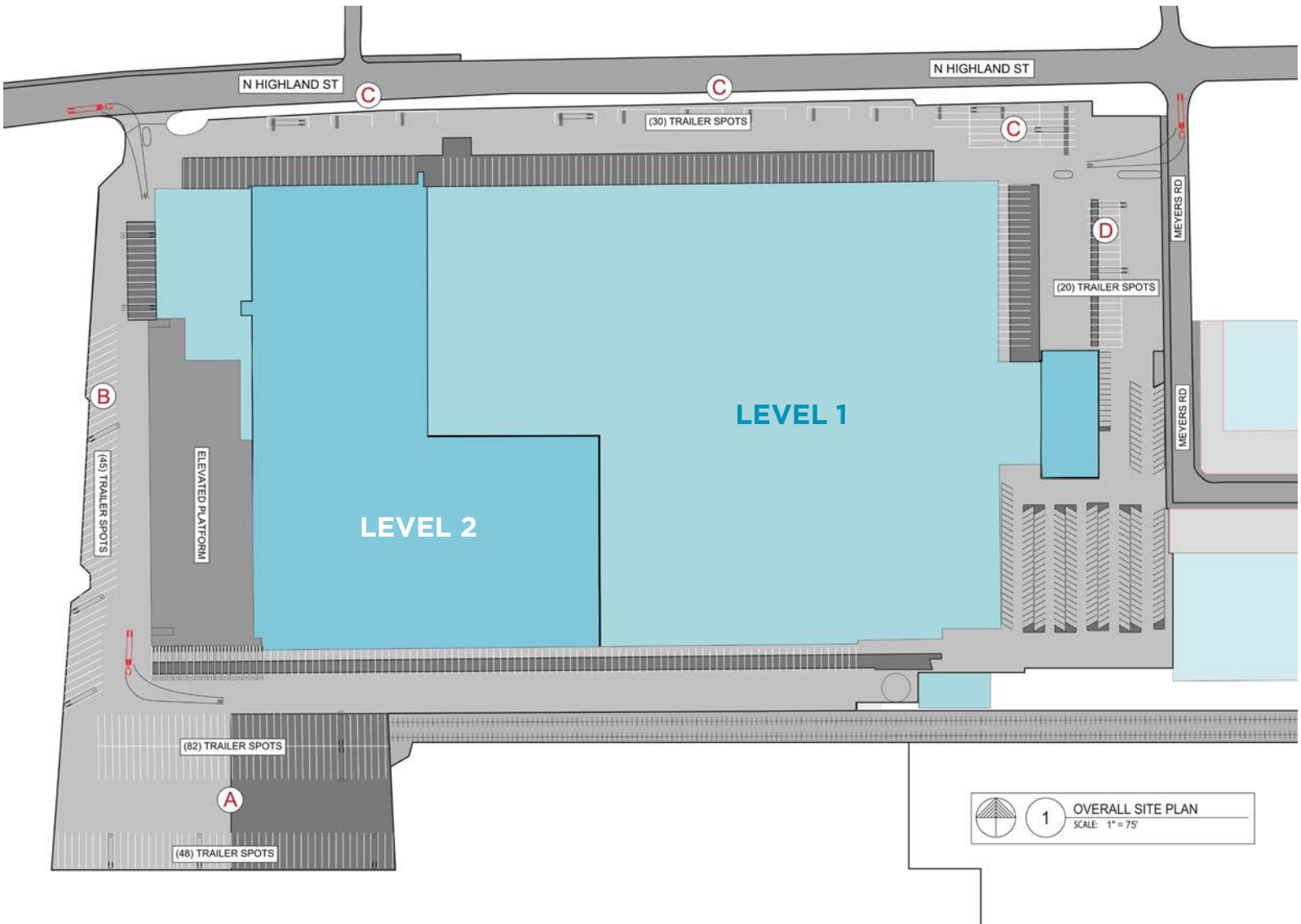
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**SITE PLAN**

2-Story Building  
**TOTAL BUILDING 1,474,183 SF**



**235 Auto Parks**  
**225 Trailer Parks (A-D)**

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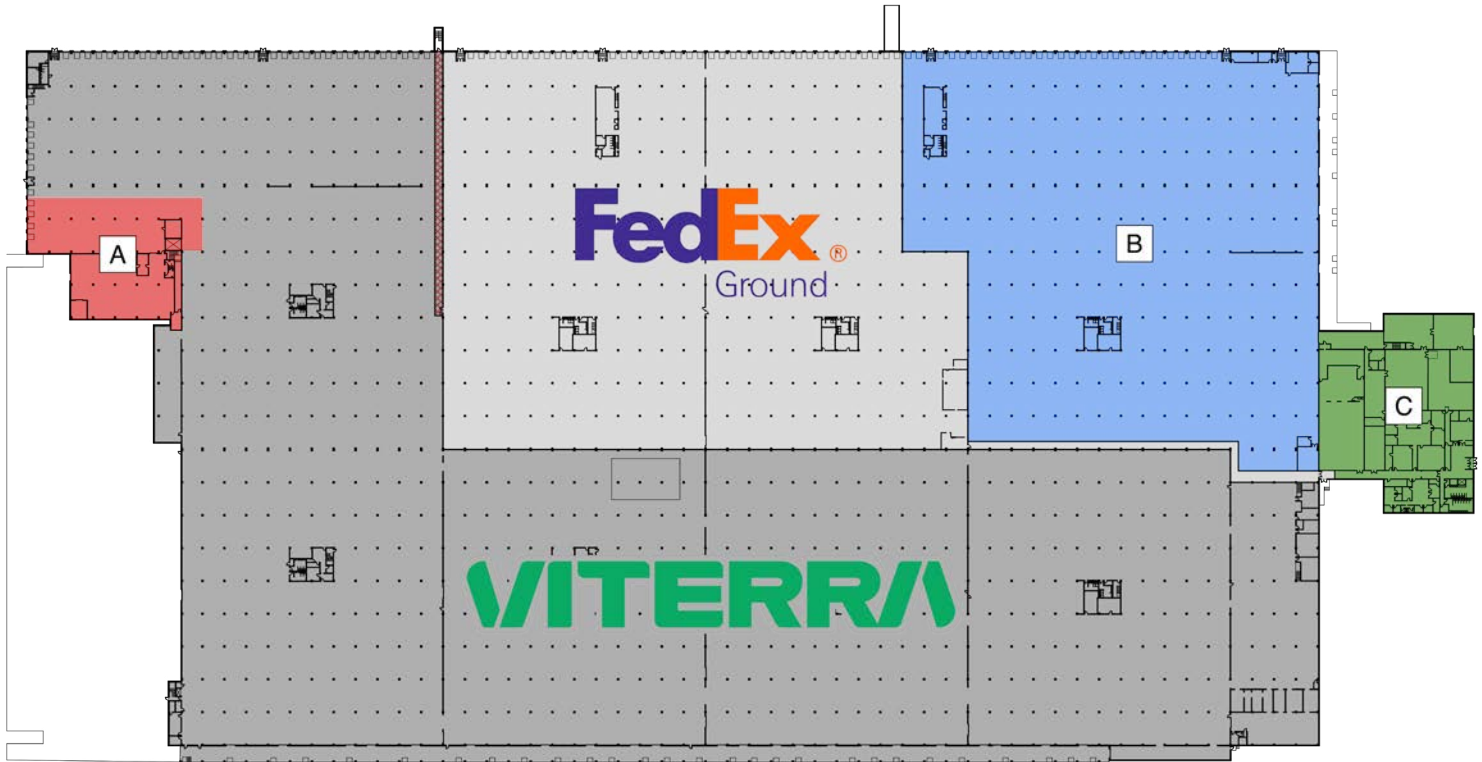
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# FLOOR PLAN 1ST FLOOR

Warehouse Space: 1,418,930 SF  
 Office Space: 55,253 SF



VACANCY BREAKDOWN		
HATCH	SPACE DESIGNATION	SQUARE FEET
A	WAREHOUSE	20,871 SQFT
B	WAREHOUSE	183,767 SQFT
C	OFFICE	33,245 SQFT
N/A	<b>TOTAL</b>	<b>237,883 SQFT</b>

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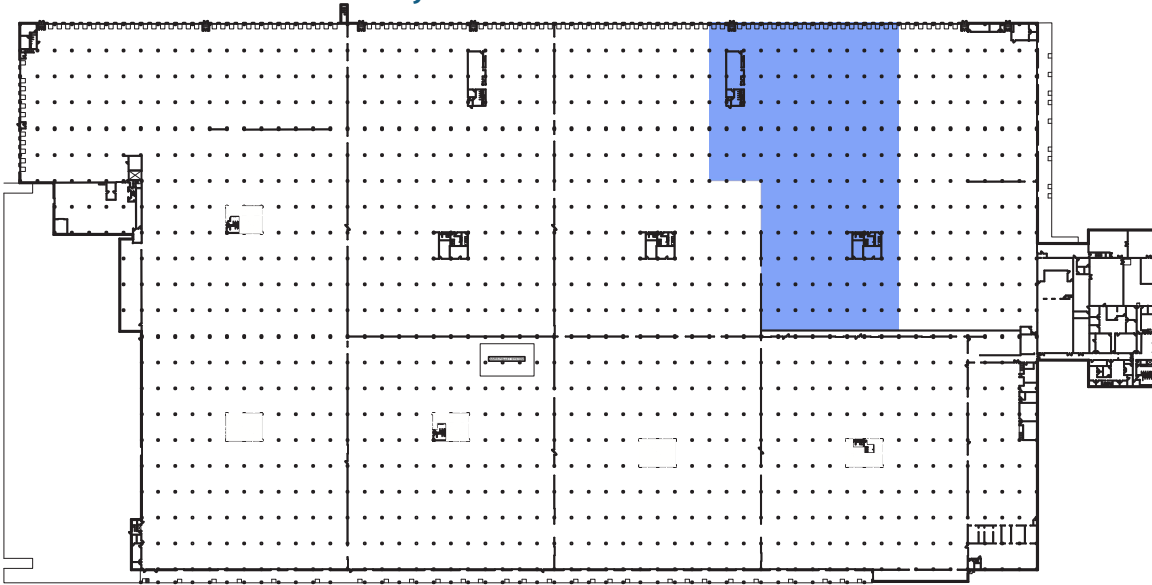
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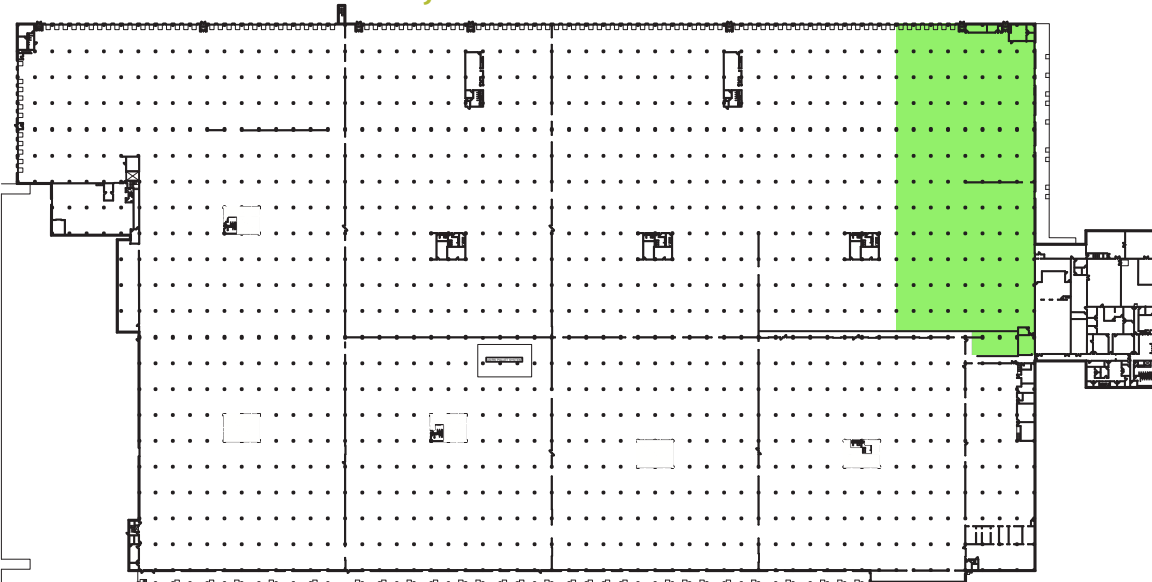
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## DEMISED OPTIONS 1ST FLOOR

### OPTION ONE: 98,080 SF



### OPTION TWO: 85,987 SF



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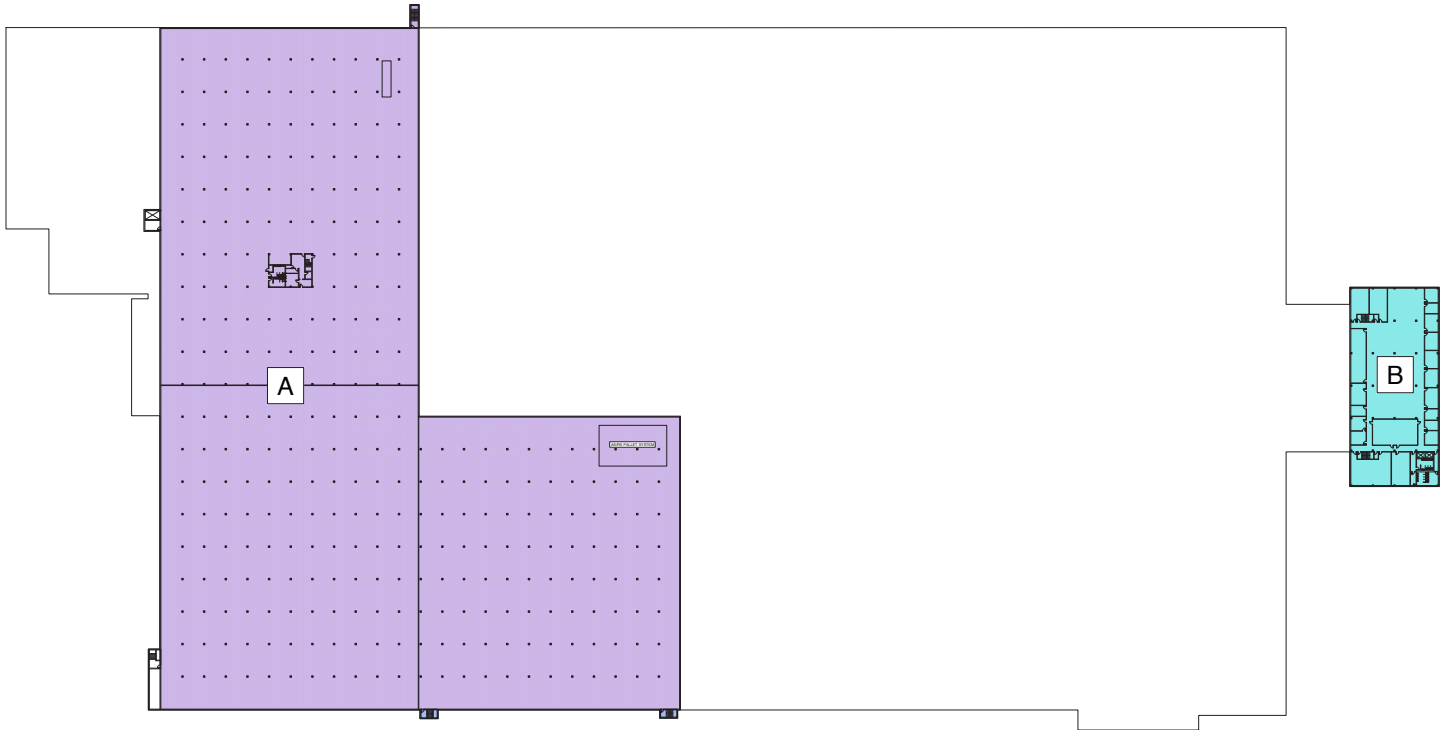
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# FLOOR PLAN 2ND FLOOR

Warehouse Space: 1,418,930 SF  
 Office Space: 55,253 SF



VACANCY BREAKDOWN		
HATCH	SPACE DESIGNATION	SQUARE FEET
A	WAREHOUSE	311,534 SQFT
B	OFFICE	21,840 SQFT
N/A	<b>TOTAL</b>	<b>333,374 SQFT</b>

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## CORPORATE NEIGHBORS

amazon.com



Subject Property

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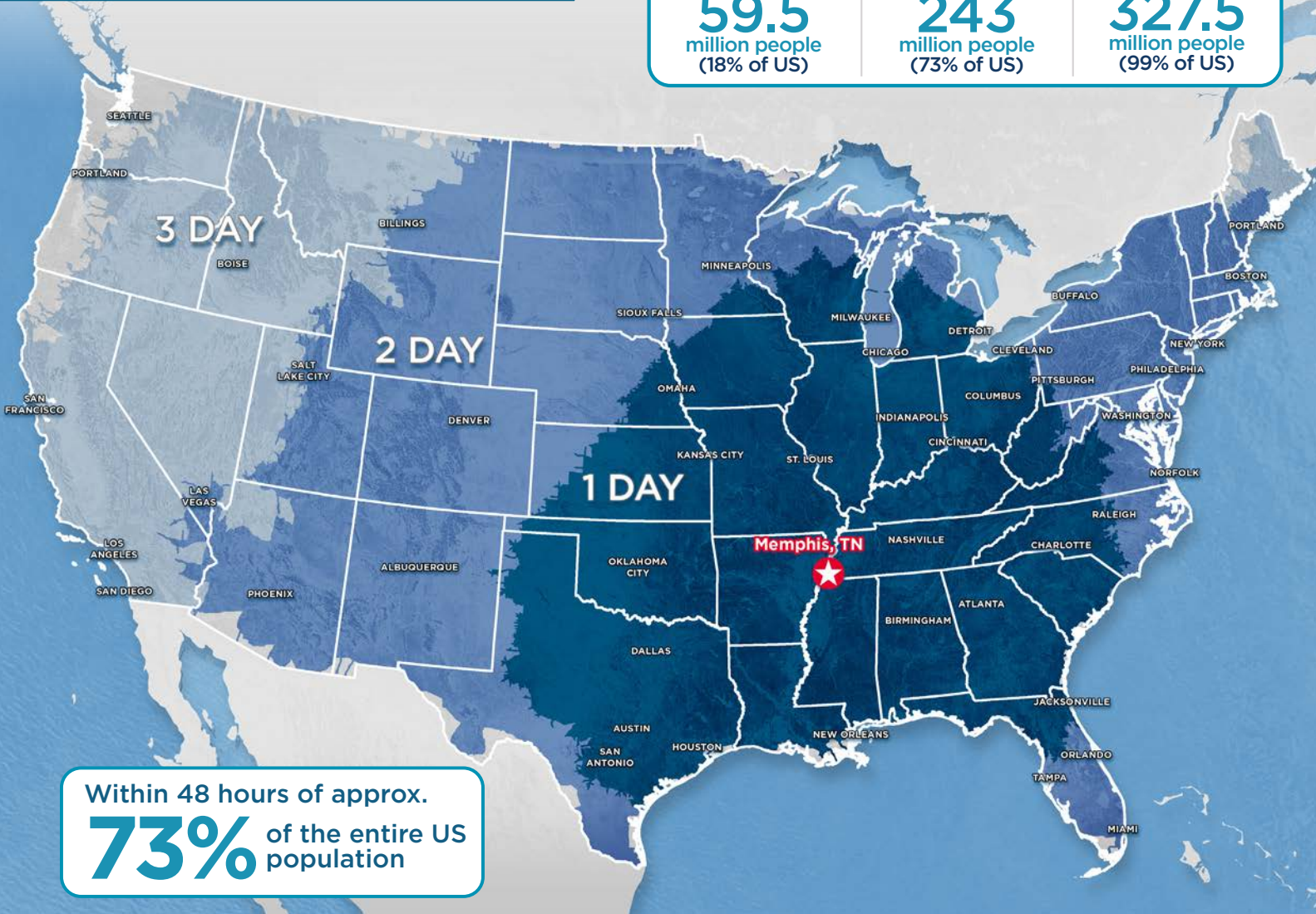
**PRIME LOCATION**

**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)



Within 48 hours of approx.  
**73%** of the entire US population

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