

±104,000 SF Available For Sublease



3347 Pearson Road

Memphis, TN 38118



±104,000
Square Feet



547
Parking Spaces



±10
Acres



7 Dock
Doors



Adjacent to the #1
Busiest Cargo Airport
in North America, MEM

Please contact

Chad Tuck
615 336 8190
chad.tuck@kbcadvisors.com

Andrea Roy
206 853 0382
andrea.roy@kbcadvisors.com

Kemp Conrad
901 273 2359
kconrad@commadv.com

KBCADVISORS



Property Specifications & Interior Photos

±104,000
TOTAL
SQUARE FEET

7
DOCKS
(WITH LEVELERS)

40'x40'
COLUMN
WIDTH

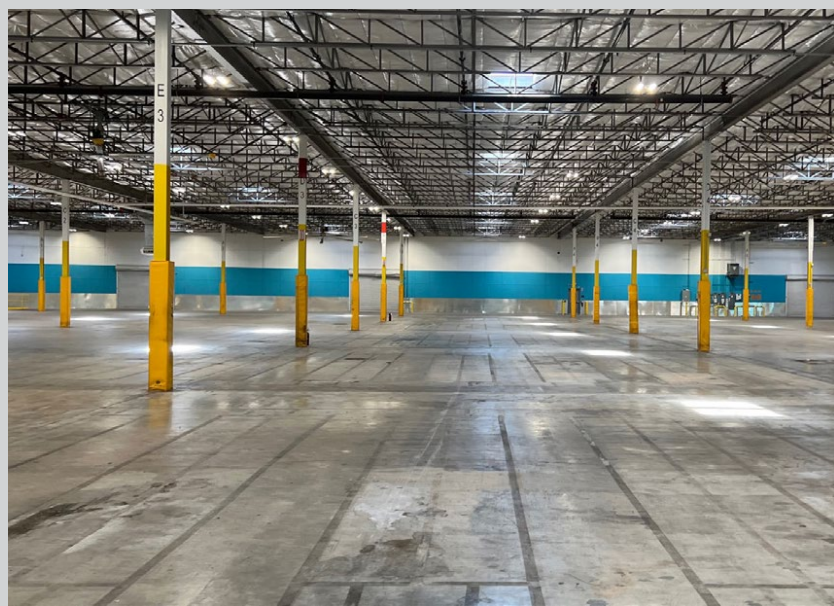
100%
HVAC

20'
CLEAR
HEIGHT

547
PARKING
SPACES

2
DRIVE-IN
DOORS (12'8 X 18')

+\$50 PSF
BUILDING & LOT
IMPROVEMENTS IN 2018



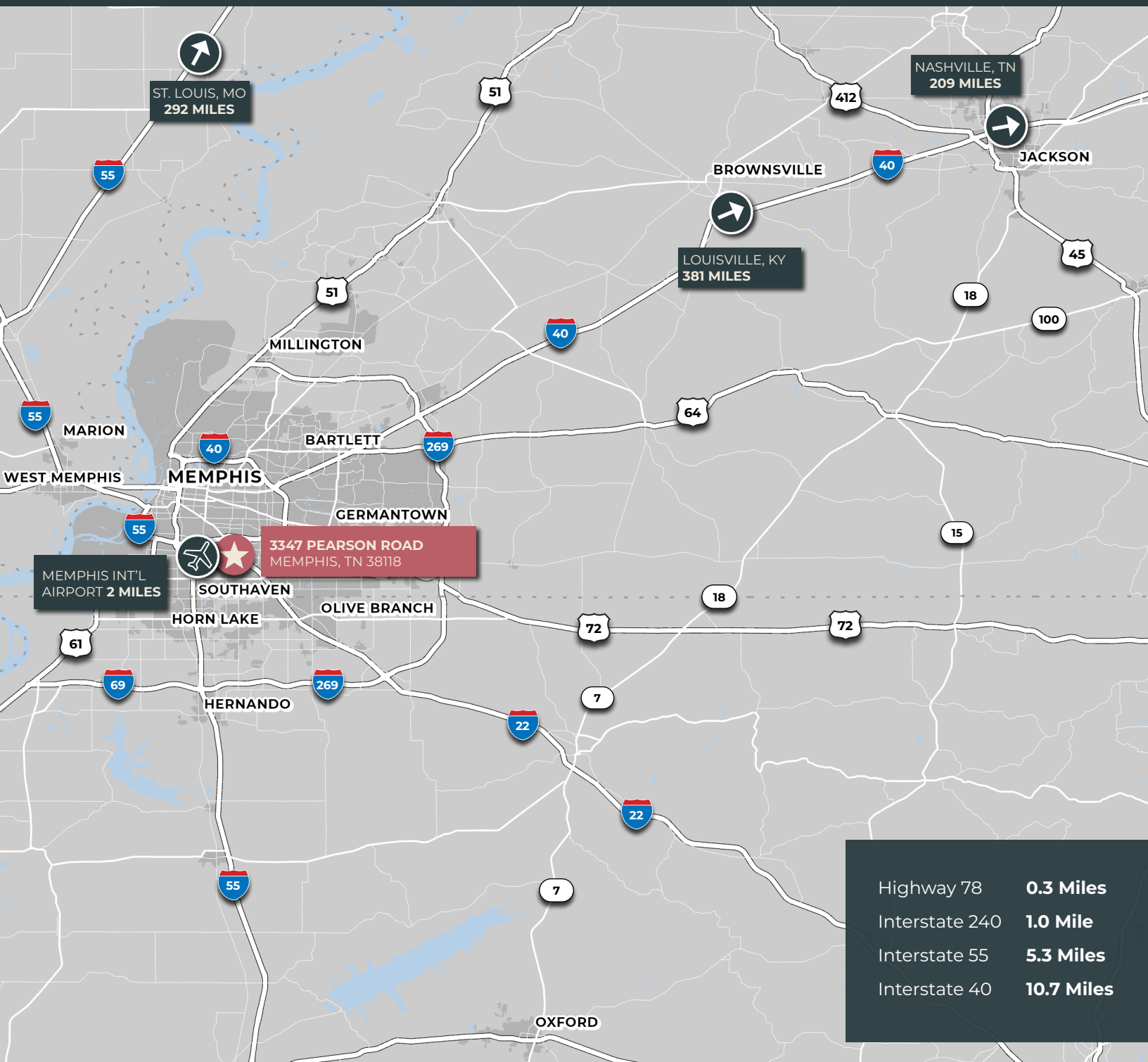
Excellent Connectivity

Direct Access To The 3rd Busiest Trucking Corridor in the Country



Unparalleled Access

75% of US Population Within 2 Days Drive



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