

FOR LEASE

5106 TRADEPORT DRIVE

MEMPHIS, TN 38141

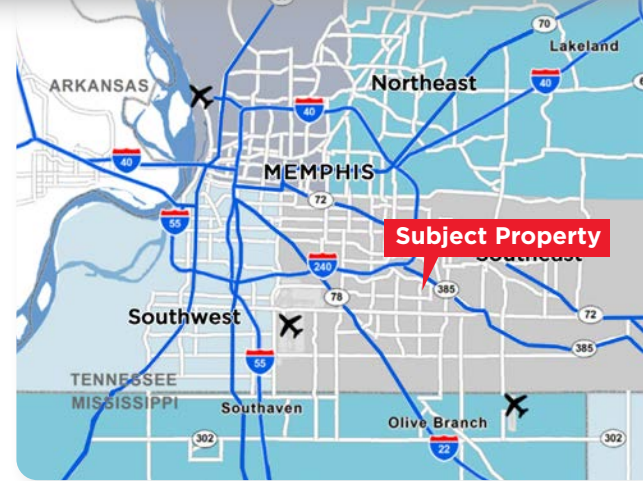


PROPERTY HIGHLIGHTS

+/- 35.66 ACRES • 787,000 SF

BUILDING HIGHLIGHTS:

- Clear height: 30-32'
- Dock-High Doors: 20 (Additional doors can be added)
- Parking places: 393
- Class A manufacturing and logistics facility
- Fully air conditioned and humidity-controlled production area
- Current infrastructure would suit advanced manufacturing, automotive, food processing, pharmaceutical or bio-tech tenant
- 35,000 SF office including a 272 seat training center and break areas
- Operates as an FDA-certified facility



- Easy access to Memphis International Airport, FedEx World Hub, and BNSF Intermodal Facility

STRONG INDUSTRIAL SUBMARKET FUNDAMENTALS

The Southeast Submarket is a dominant submarket in the Mid-South and is home to the BNSF Intermodal Facility. Its strategic location provides easy access to major highways like I-55, I-240, and I-40.



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MANUFACTURING
FACILITY OPPORTUNITY

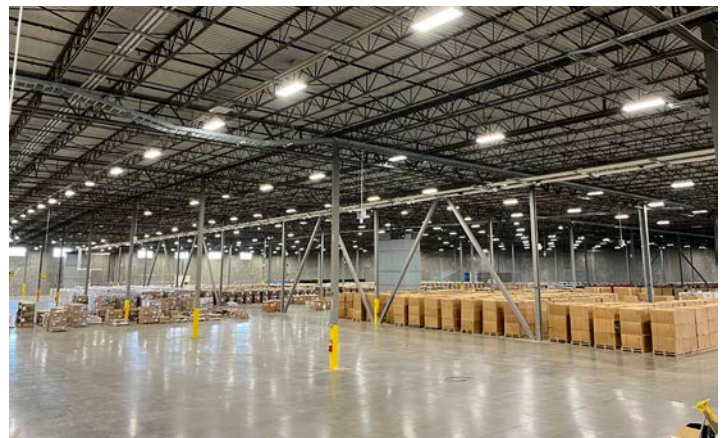
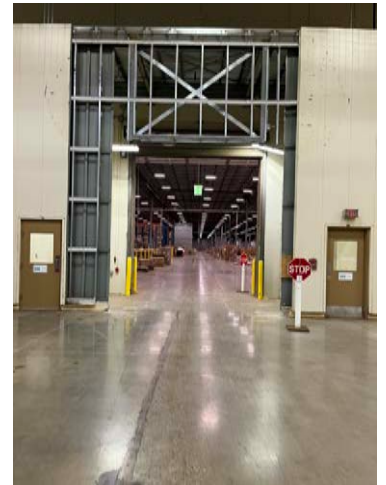


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COMMERCIAL
ADVISORS

THE SPACE



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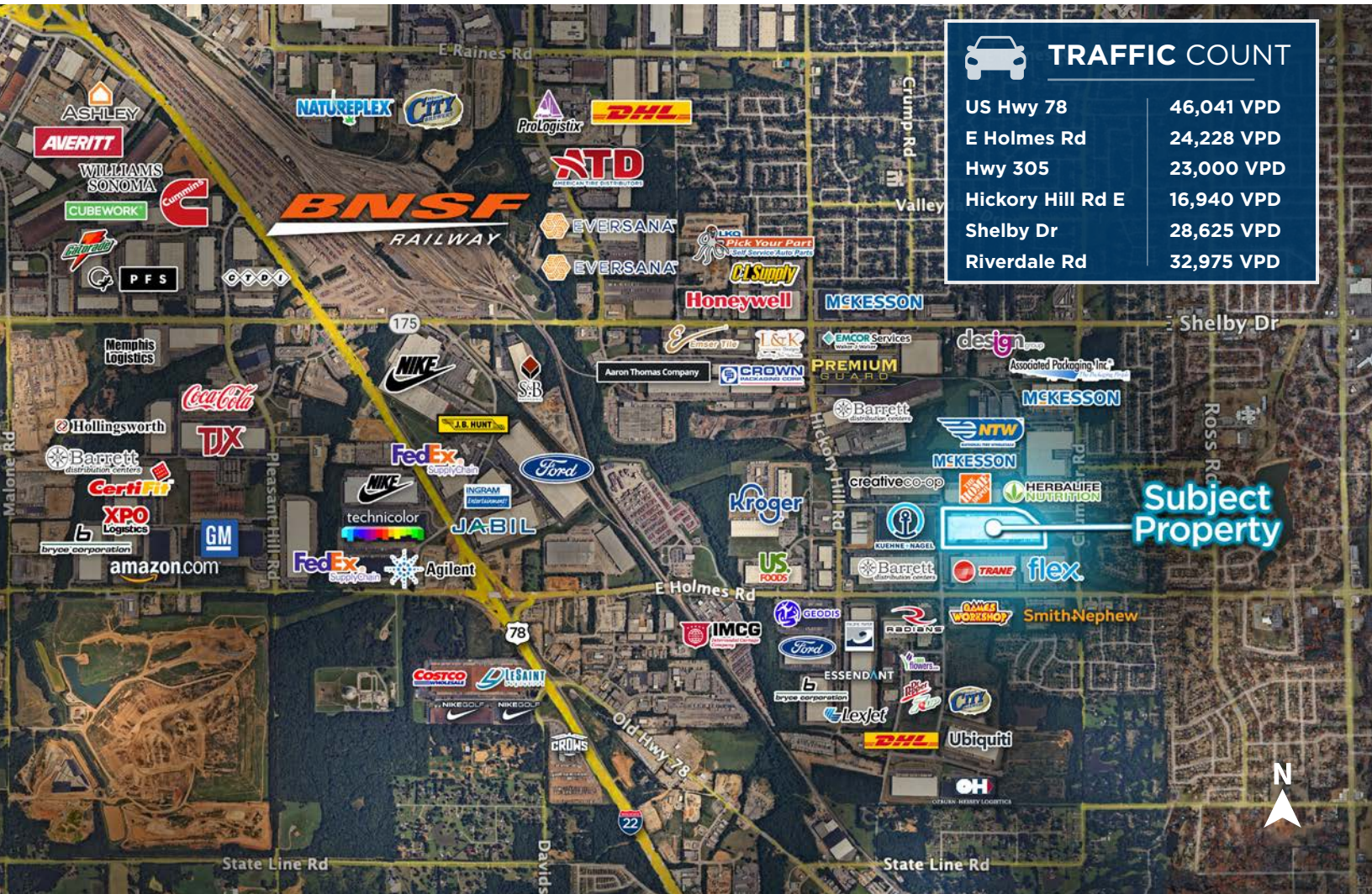


CUSHMAN & WAKEFIELD



COMMERCIAL ADVISORS

CORPORATE NEIGHBORS



POWER HIGHLIGHTS

The circuit that serves the building has 7MVA of available capacity while the substation has an available capacity of 45 MVA (MLGW Nov '23)

POWER

- 480v 3 phase
- Building specified for 4 x 4,000 amp services

TRANSFORMERS

- 2 x 3,000 KVA (each with 3,608 amp max capacity)
- 2 x 2,000 KVA (each with a 2,406 amp max capacity)

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PRIME LOCATION



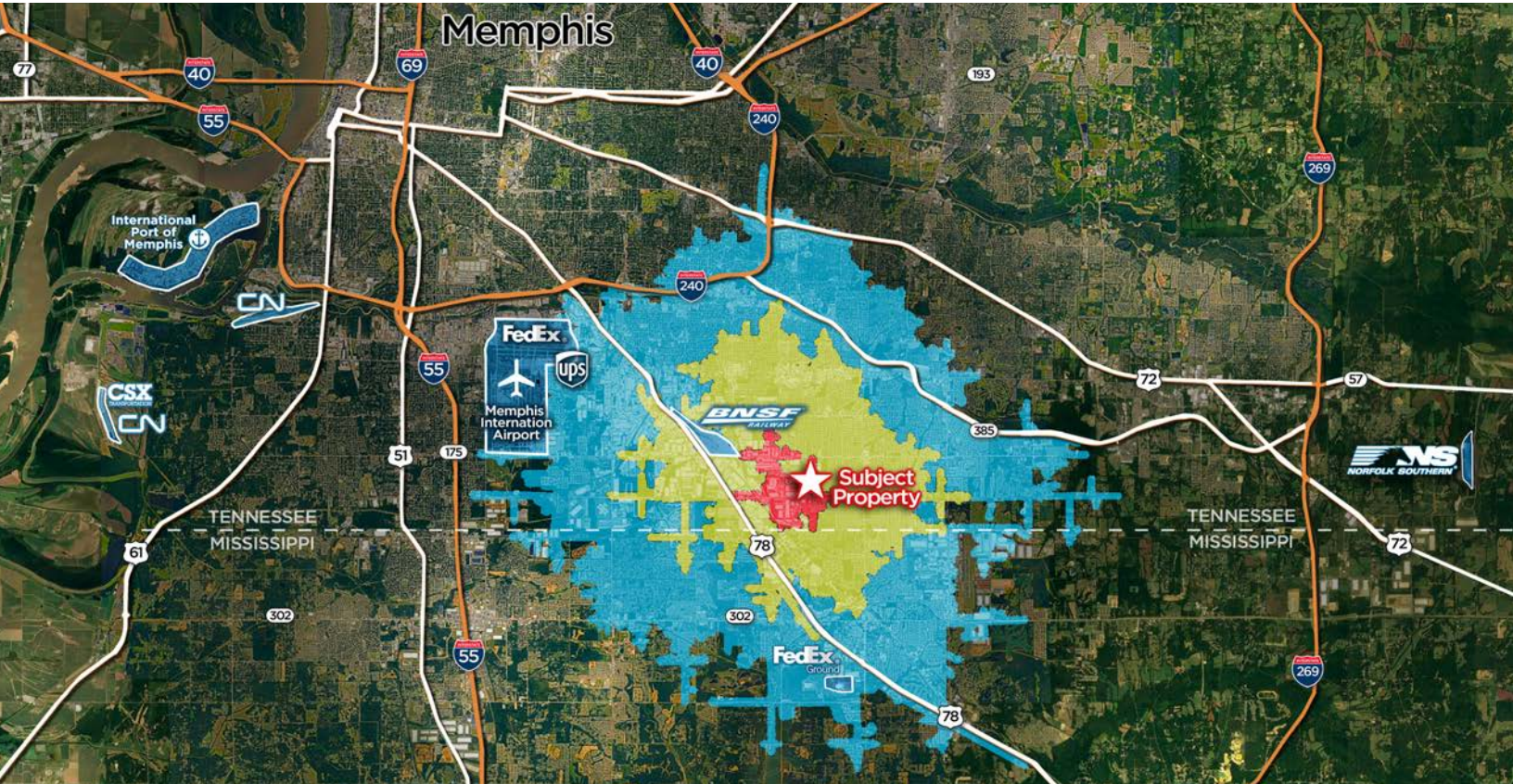
5 MINS



10 MINS



15 MINS



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)



18
MINS
9
MILES

9
MINS
4
MILES

24
MINS
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MILES

22
MINS
12
MILES

32
MINS
21
MILES

7
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15
MILES

48
MINS
44
MILES

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