

MANUFACTURING FACILITY FOR SALE

835 S BELLEVUE BLVD

Memphis, TN 38104



LOGISTICS BUILDING FOR SALE

+/- 136,800 SF

PROPERTY HIGHLIGHTS

- Former manufacturing facility
- Approx. 43,000 sf of warehouse is climate controlled
- Main office: 4,615 sf
- Additional office: 3,040 sf
- Clear Height: 12'-20'
- Heavy electrical capacity
- Six (6) dock high doors
- 90 auto parking spaces
- Perimeter fencing with automatic entry gate
- TPO / built-up roof
- Sprinklered



Traffic Counts

I-40	118,261 VPD
Union Ave	36,390 VPD
E E H Crump Blvd	19,498 VPD

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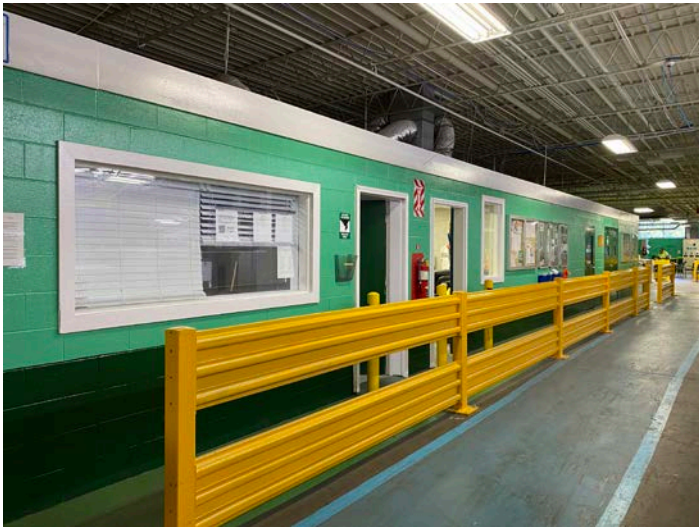
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BUILDING PHOTOS



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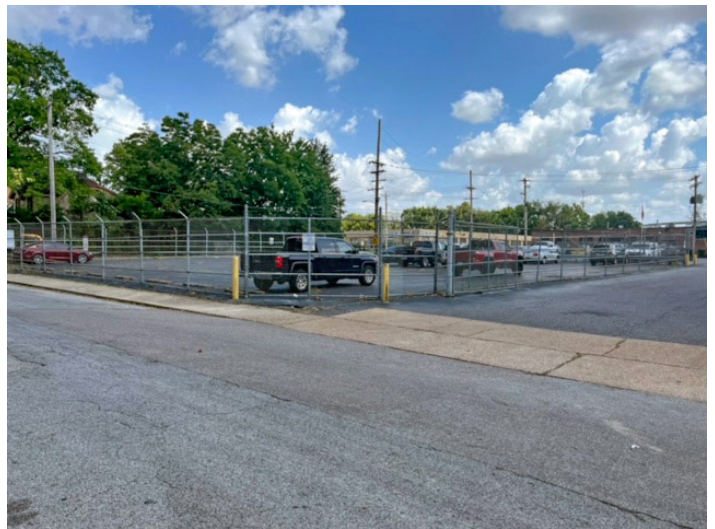
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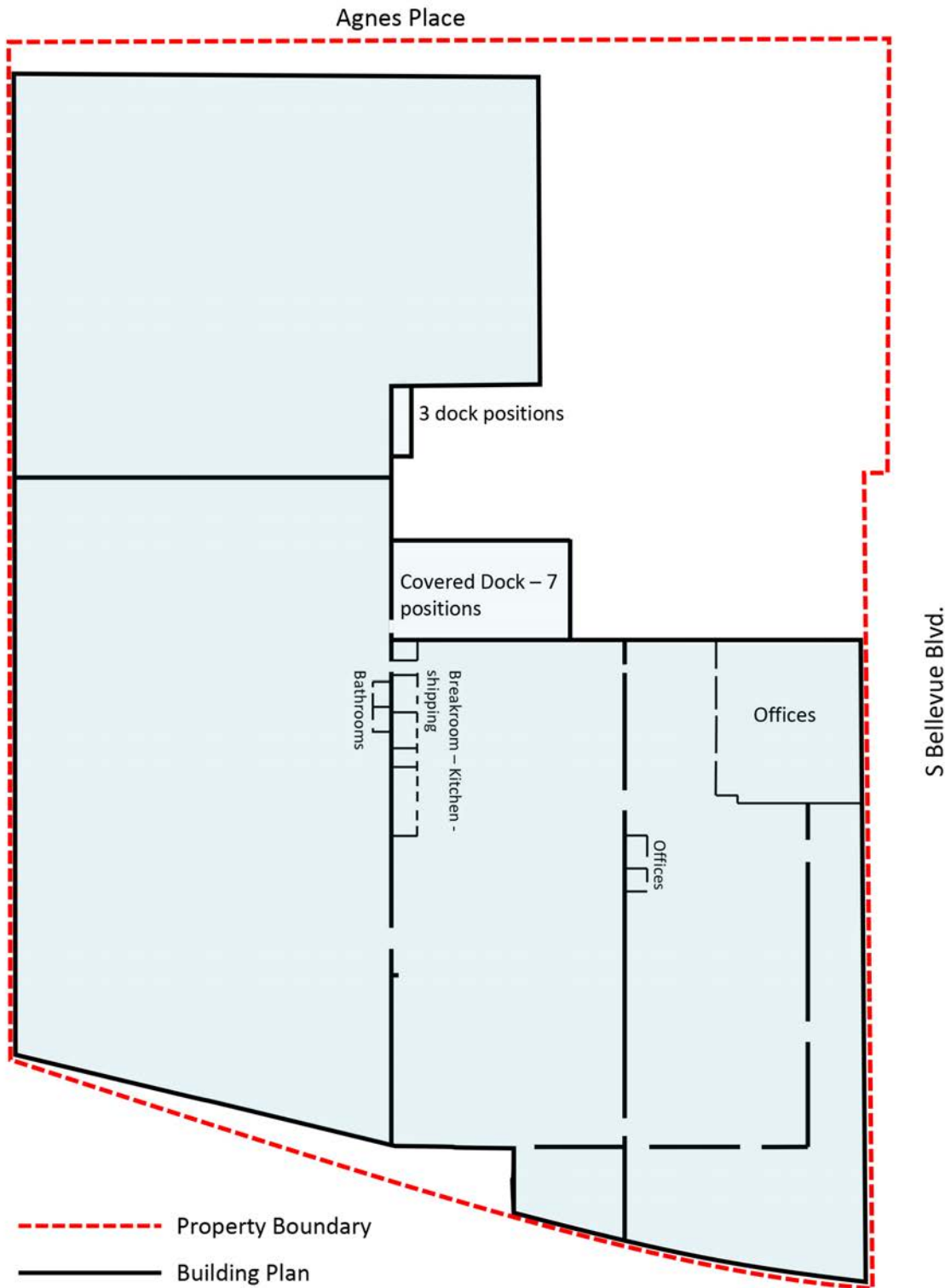


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COMMERCIAL
ADVISORS

SITE PLAN



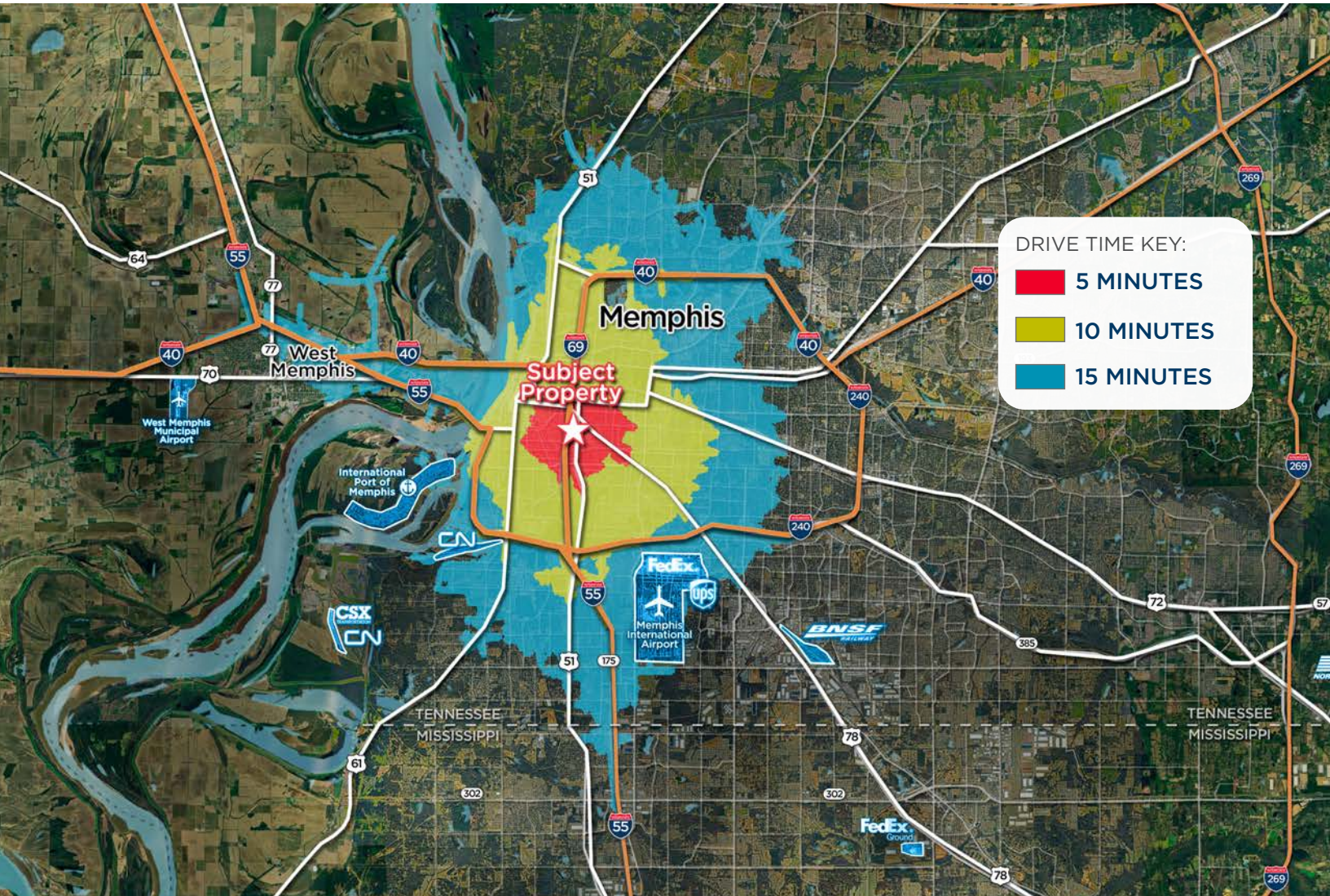
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MULTI-MODAL CONNECTIVITY



DRIVE TIME KEY:

- 5 MINUTES
- 10 MINUTES
- 15 MINUTES

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)

12 MINS	21 MINS	12 MINS	18 MINS	32 MINS	39 MINS	44 MINS		
10 MILES	14 MILES	9 MILES	18 MILES	21 MILES	35 MILES	46 MILES		

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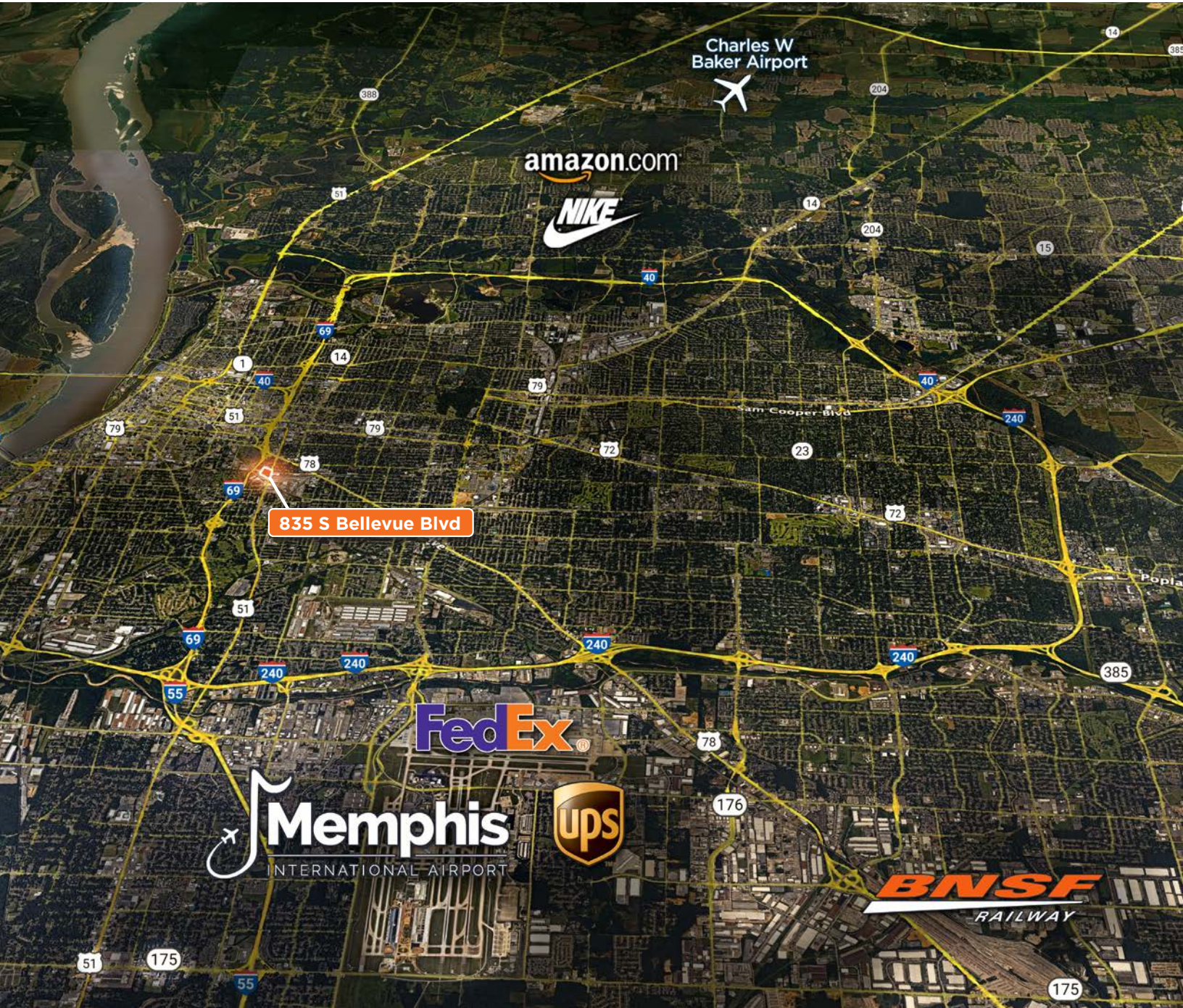


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COMMERCIAL ADVISORS

PREMIER MEMPHIS LOCATION



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PRIME LOCATION

NATIONAL DRIVE TIME

1-DAY DRIVE

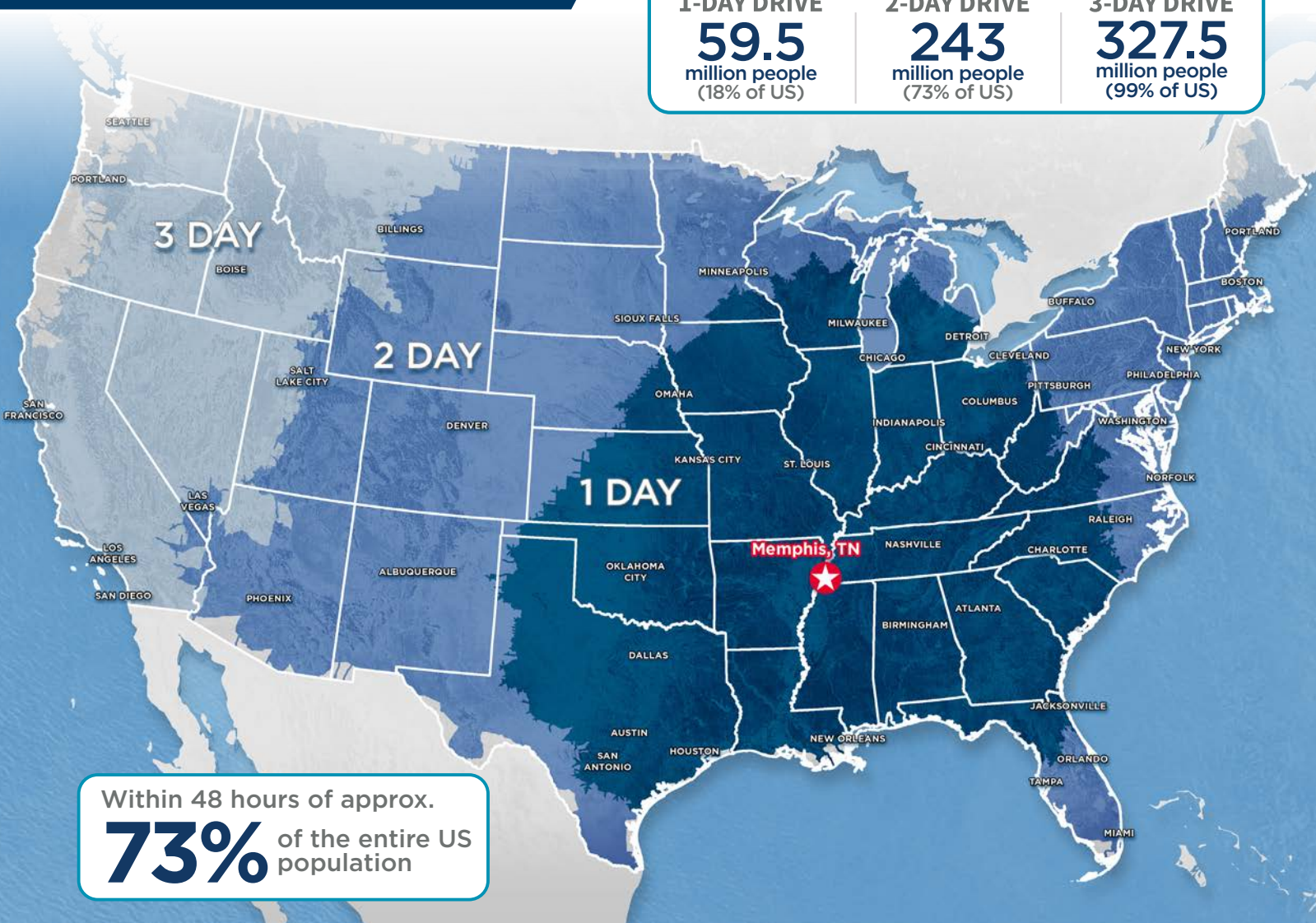
59.5
million people
(18% of US)

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

MEMPHIS, TN AMERICA'S DISTRIBUTION CENTER



1st

Largest Cargo Airport in the US



3rd

Busiest Trucking Corridor



5

Class 1 Railroads



5th

Largest Inland Port in the US

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