

INDUSTRIAL BUILDING FOR LEASE

CHICKASAW

DISTRIBUTION CENTER

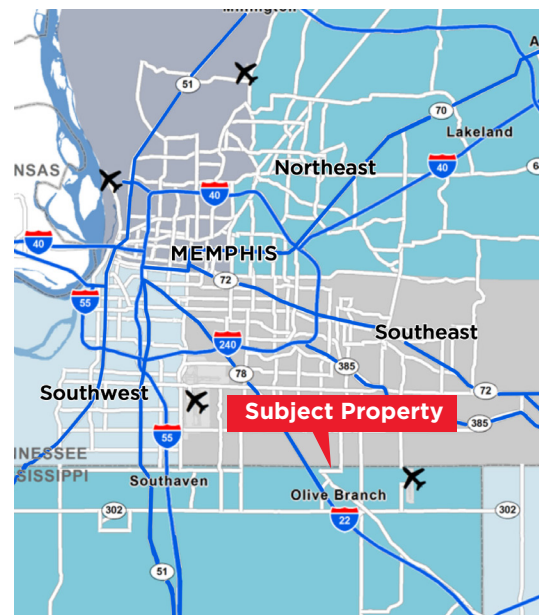
5200 TRADEPORT DR | MEMPHIS, TN 38141



625,000 SF
AVAILABLE

PROPERTY HIGHLIGHTS

- Total Building: 625,000 SF
- 100% HVAC warehouse
- 8,100 total amps power
- Located in the master-planned Chickasaw Distribution Center, developed by IDI
- Fully fenced and gated, with guard shacks and roving security
- Close proximity to Hwy 78/I-22, BNSF Intermodal, Memphis International Airport and other key logistics drivers
- Easy access via the signalized Tradeport Dr/Holmes Rd intersection
- Office: 19,490 SF total, all with new paint, flooring, lighting
 - 13,475 SF main office
 - 6,015 SF shipping/receiving and satellite offices
- 32' clear height
- Cross-dock loading 68 total dock doors, all with shelters, lights and dock locks
 - 43 doors also have 30,000-lb hydraulic pit levelers
- Drive-in doors: 1
- 50' x 50' column spacing
- 500' building depth
- 122 trailer parking spaces with 180' (north) and 130' (south) truck court depth
- 297 auto parking spaces
- LED motion-sensor lighting
- ESFR sprinkler



Owner:
maple^{tree}

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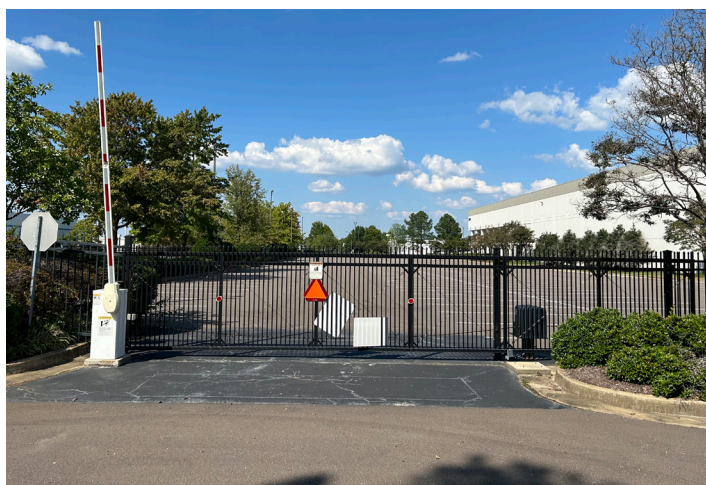
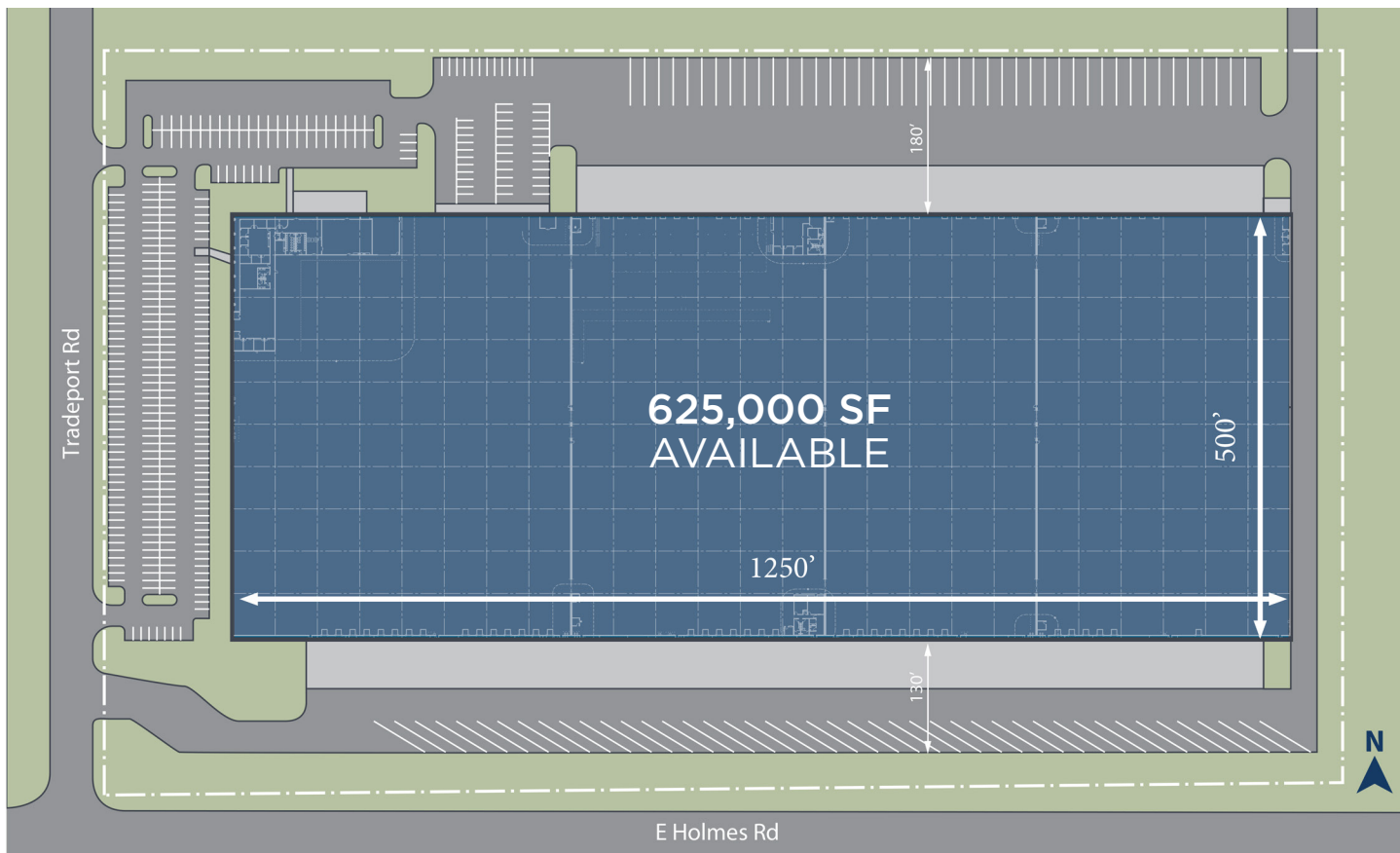
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FULLY FENCED AND SECURED SITE PLAN



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mapletree

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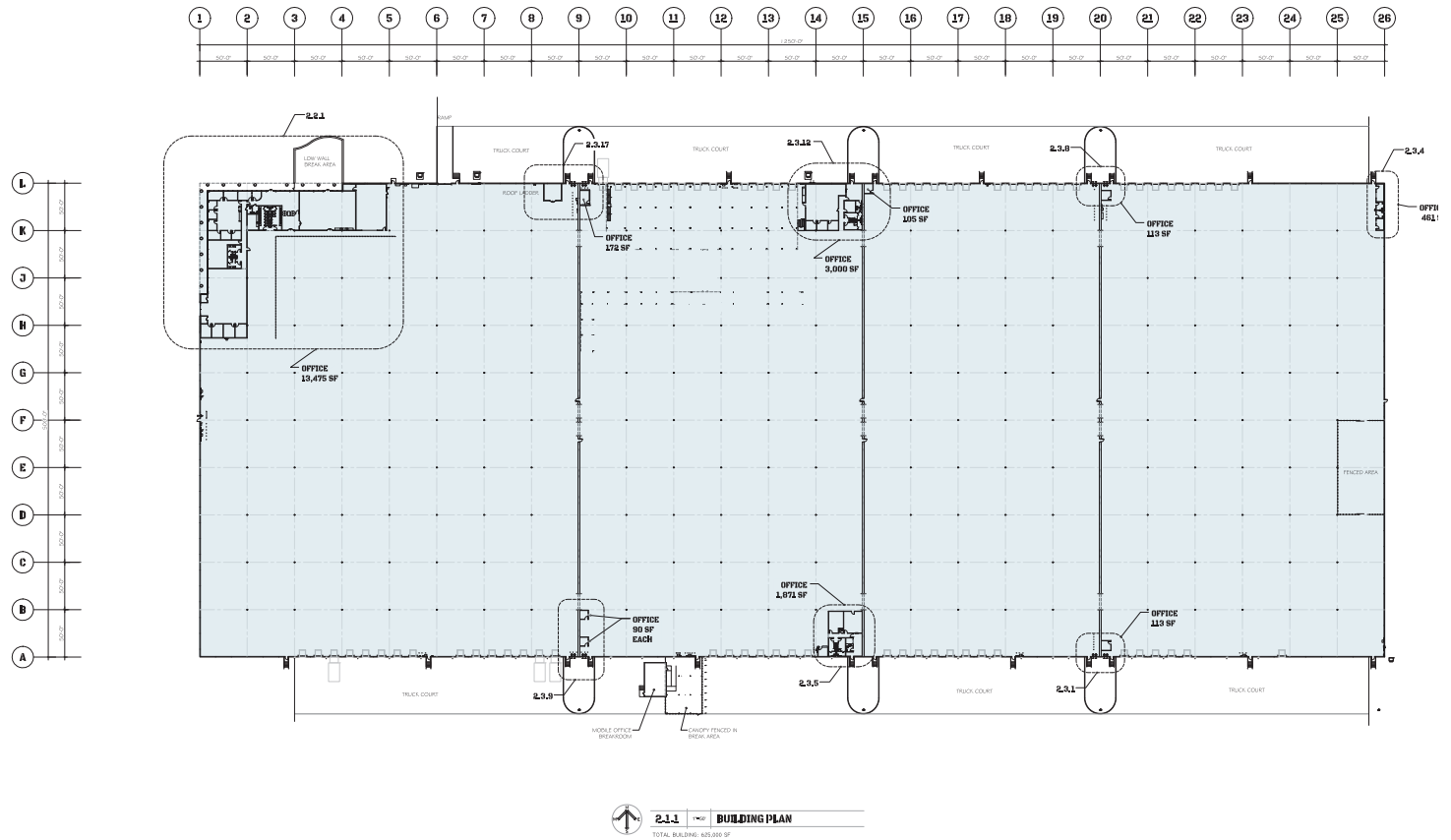
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FLOOR PLAN



MOVE-IN READY OFFICE SPACE WITH NEW FINISHES



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Owner:
mapleiree

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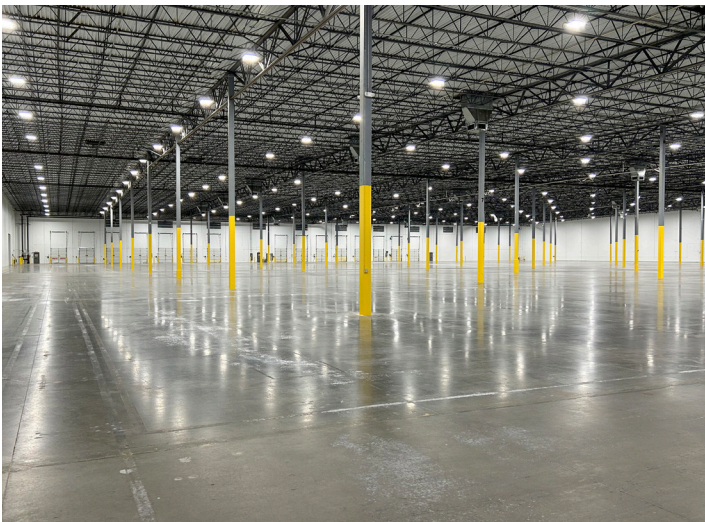
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 CUSHMAN & WAKEFIELD

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THE PROPERTY



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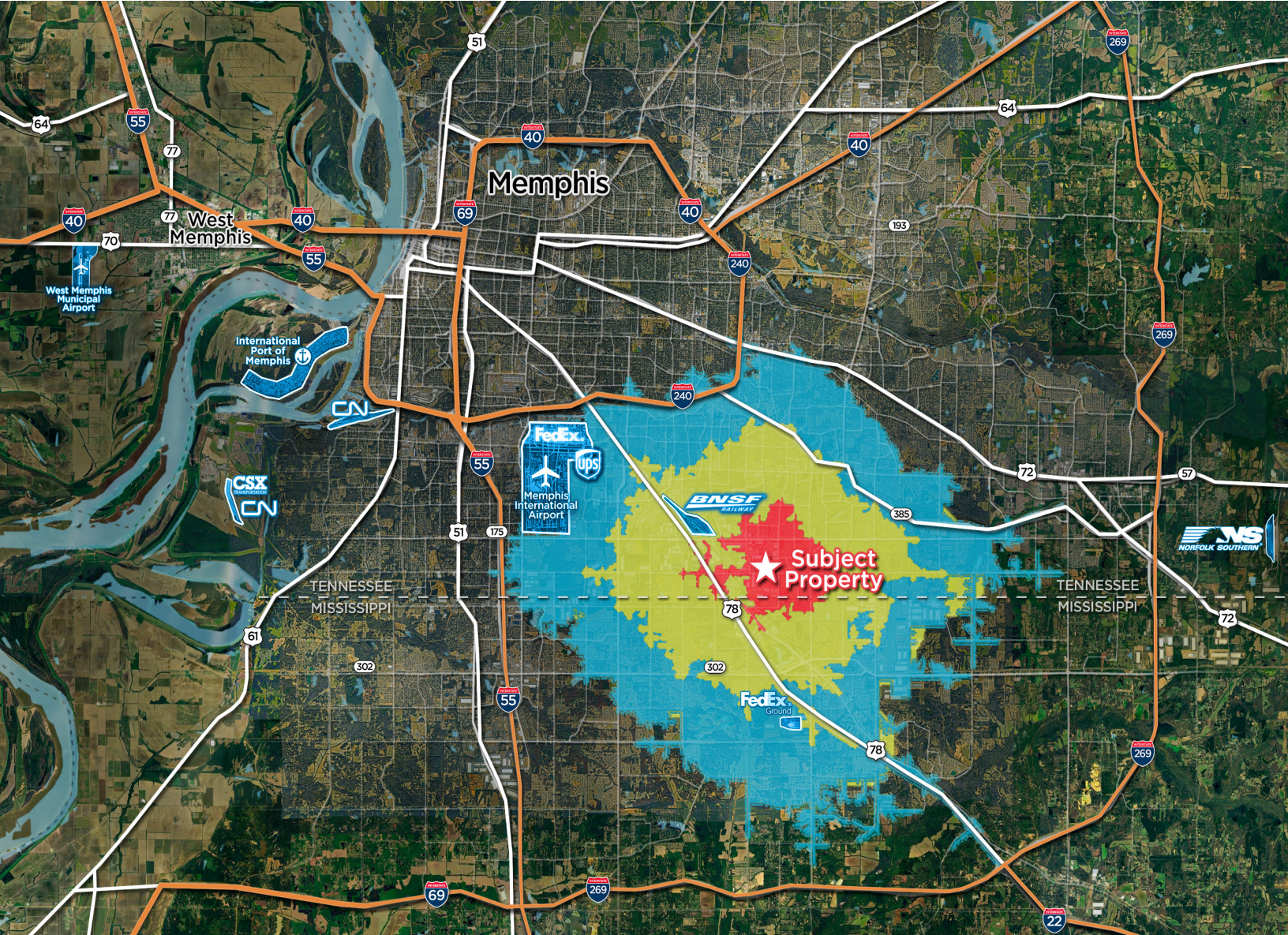
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DRIVE TIME MAP



	Memphis International Airport FedEx ups	INTERSTATE 55	INTERSTATE 40	BNSF RAILWAY	FedEx Ground	NJS NORFOLK SOUTHERN	Ford Ford's \$5.6 Billion Blue Oval City
5 MINS	20 MINS	18 MINS	21 MINS	4 MINS	12 MINS	32 MINS	50 MINS
10 MINS	10 MILES	9 MILES	12 MILES	2 MILES	8 MILES	21 MILES	43 MILES
15 MINS							

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CORPORATE NEIGHBORS



mapletree

About Us

Mapletree is a leading global real estate developer, investor and manager headquartered in Singapore. Mapletree owns and manages more than 70 million square feet of logistics and industrial properties across 26 states with offices in New York, Chicago, Atlanta, Dallas and Los Angeles.

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