

INDUSTRIAL BUILDING FOR LEASE

# CHICKASAW

## DISTRIBUTION CENTER

5200 TRADEPORT DR | MEMPHIS, TN 38141



COMMERCIAL  
ADVISORS

100% HVAC

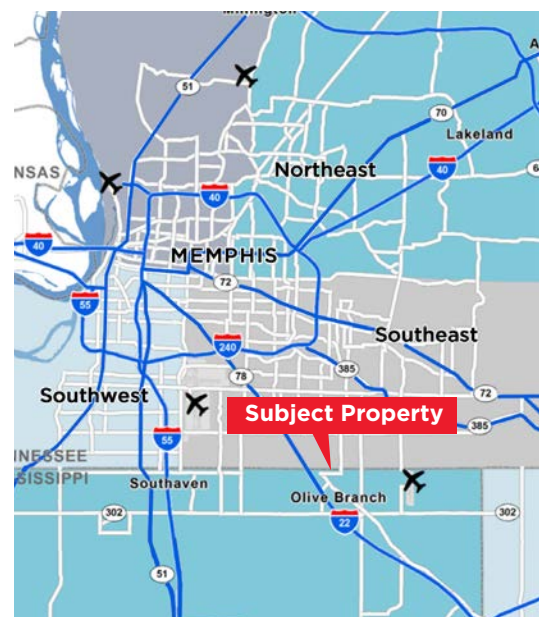
## PRIME LOGISTICS SPACE

Divisible to 350K / 275K SF

TOTAL BUILDING  
625,000 SF

## 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<sup>tree</sup>

**Kemp Conrad, SIOR, Dual Designation**  
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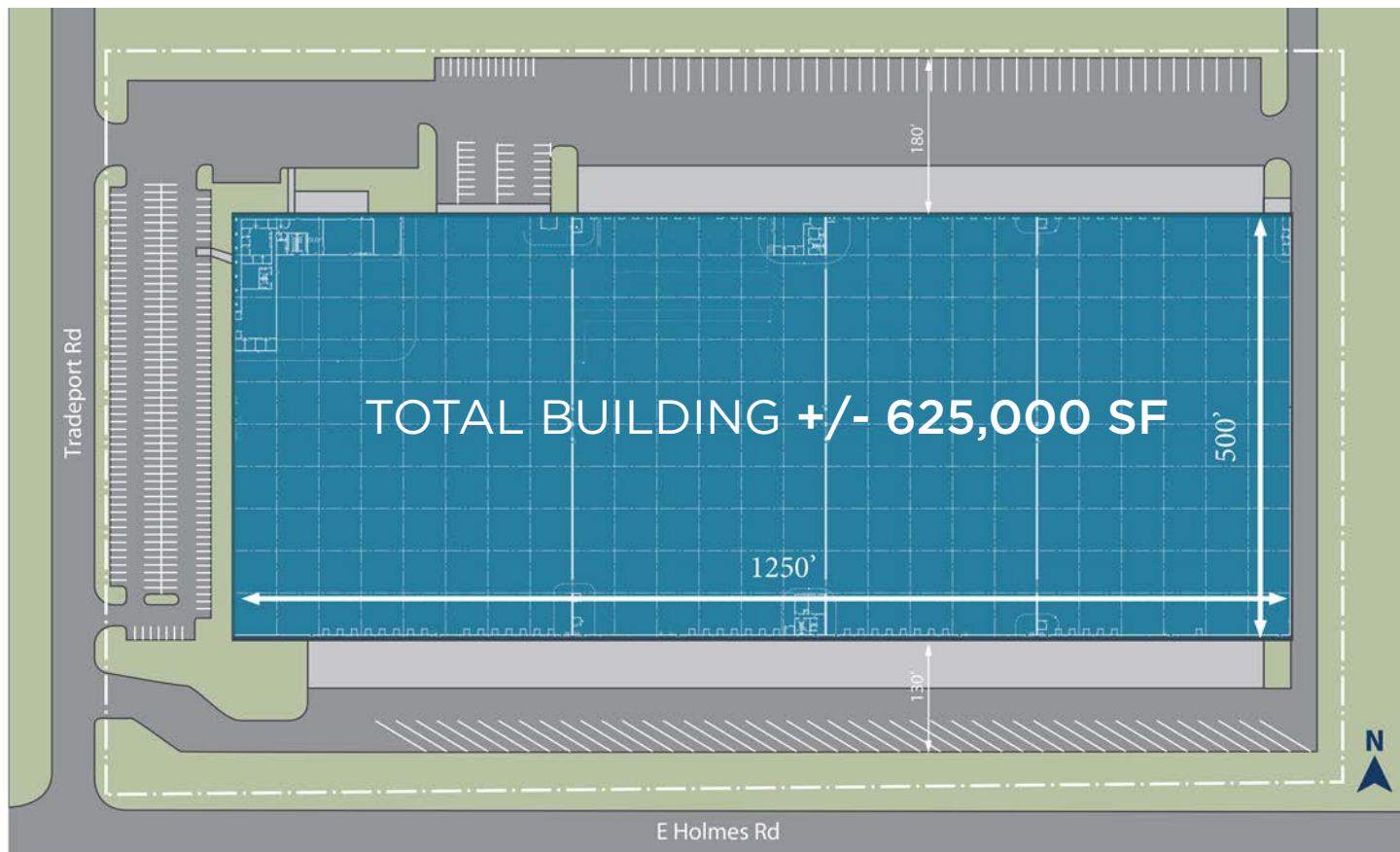
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5200 TRADEPORT DR | MEMPHIS, TN 38141

 CUSHMAN & WAKEFIELD

 COMMERCIAL ADVISORS

### SITE PLAN



### FULLY FENCED AND SECURED



Owner:  
**mapletree**

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**CUSHMAN &  
WAKEFIELD**

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 **COMMERCIAL  
ADVISORS**

+/- 350,000 SF

SF	+/- 350,000 SF
Office	15,698 SF
Auto Parks	297
Drive-In Doors	1

**+/- 275,000 SF**

SF	+/- 275,000 SF
Office	3,792 SF
Auto Parks	50
Drive-In Doors	0

Owner: **maple**tree

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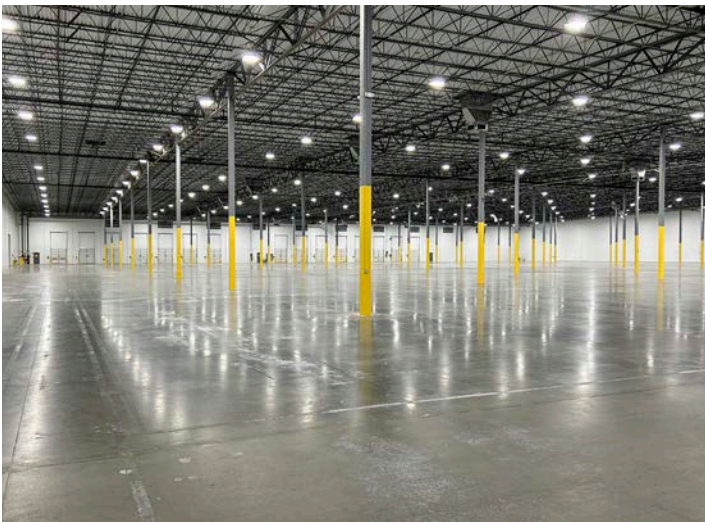
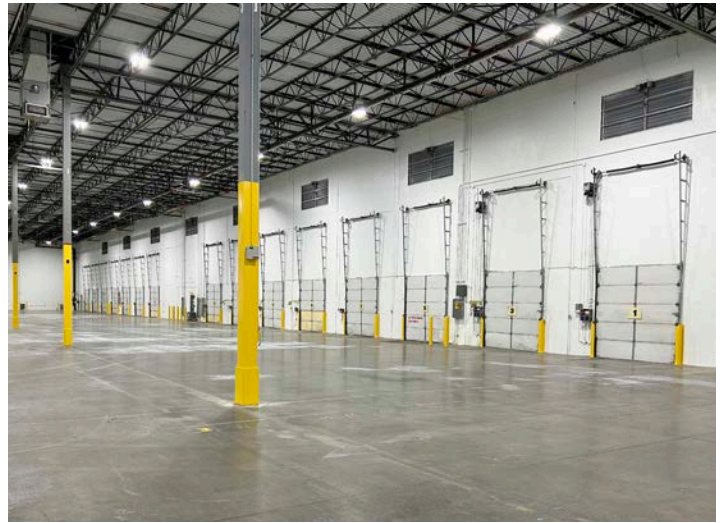
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### THE PROPERTY



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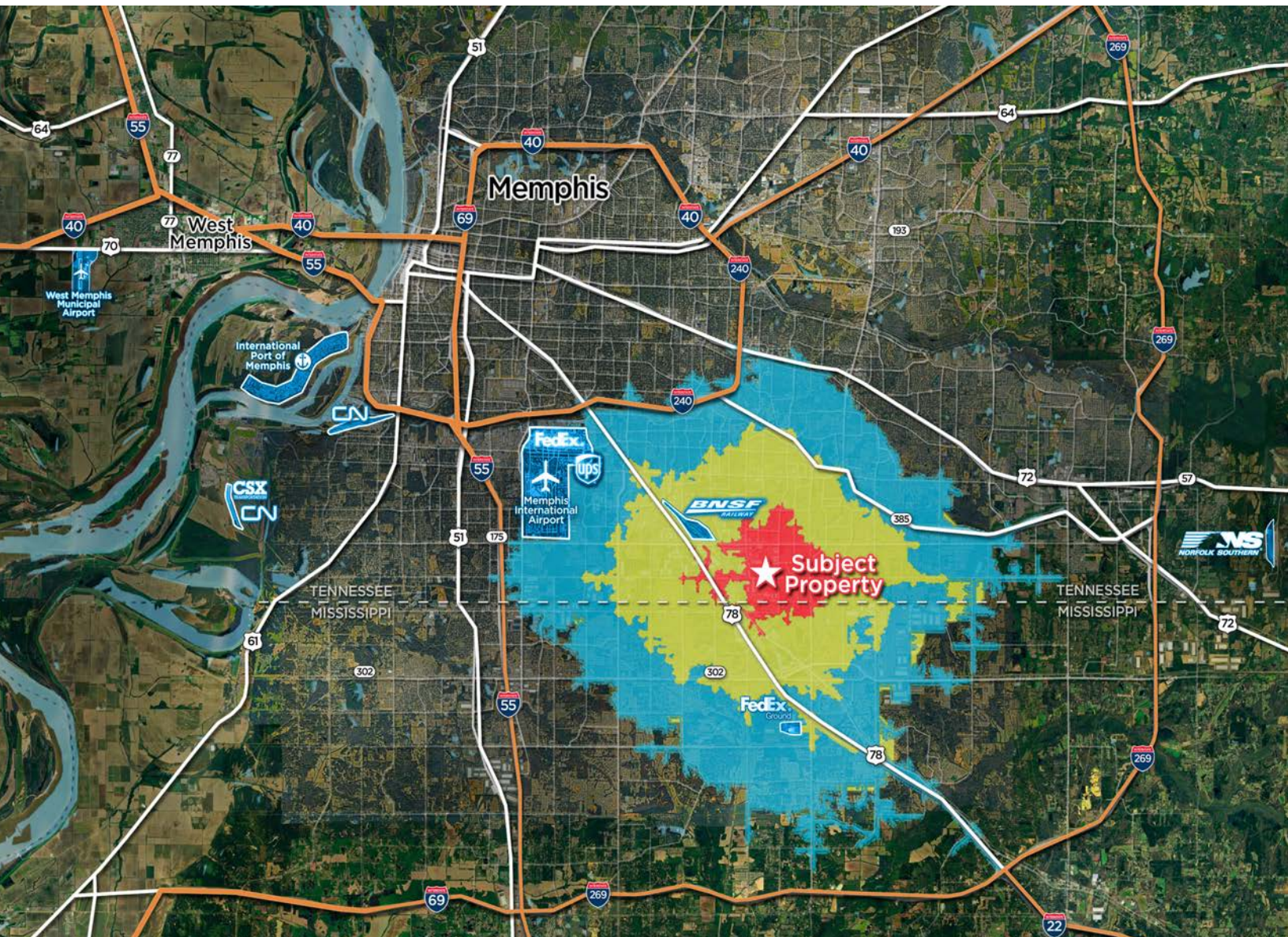
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**CUSHMAN & WAKEFIELD**

**COMMERCIAL ADVISORS**

### DRIVE TIME MAP



**5 MINS**  
**10 MINS**  
**15 MINS**



**20**  
MINS  
**10**  
MILES

**18**  
MINS  
**9**  
MILES

**21**  
MINS  
**12**  
MILES

**4**  
MINS  
**2**  
MILES

**12**  
MINS  
**8**  
MILES

**32**  
MINS  
**21**  
MILES

**50**  
MINS  
**43**  
MILES

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Owner  
**maple<sup>tree</sup>**



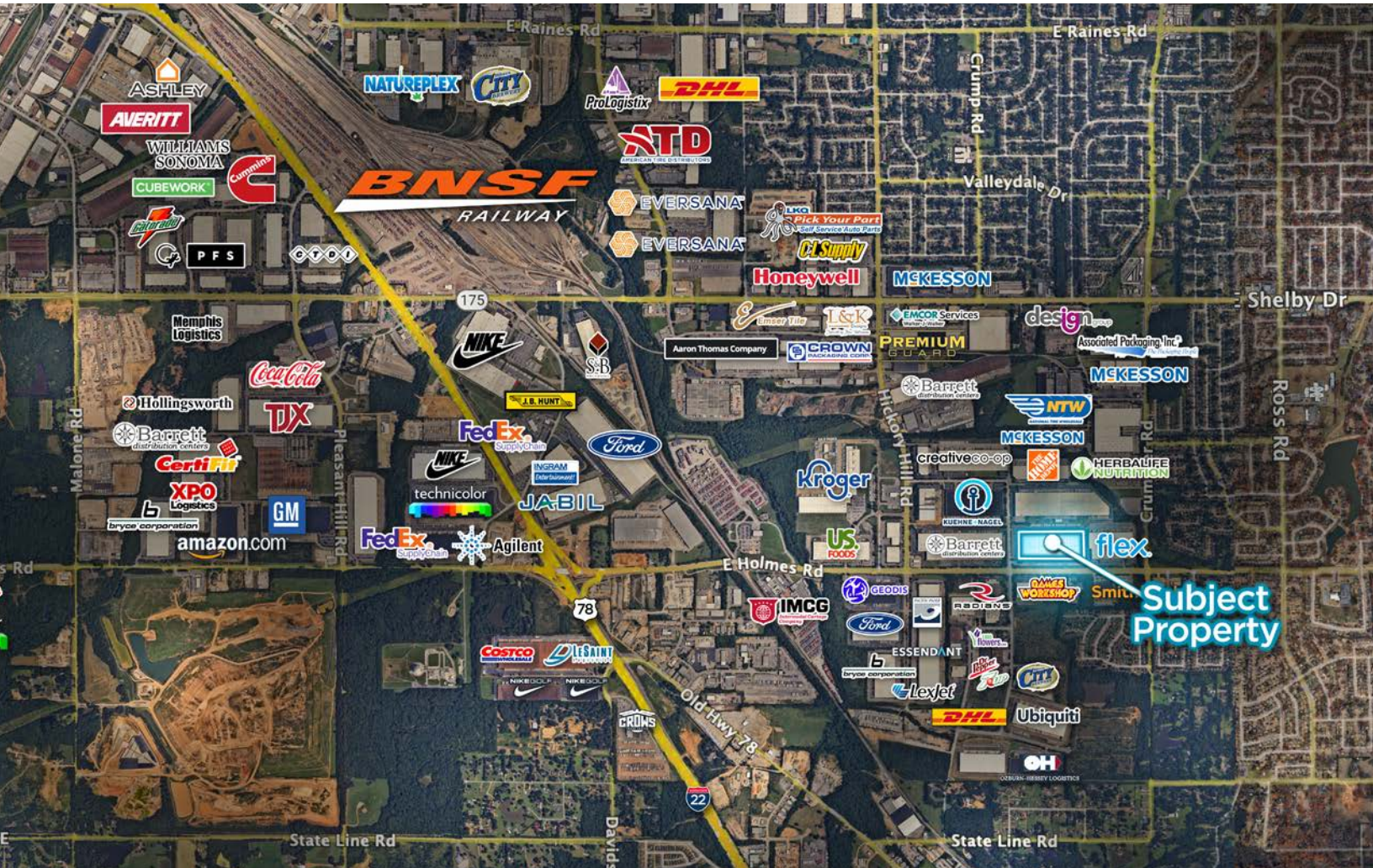
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### CORPORATE NEIGHBORS



## maple<sup>tree</sup>

### 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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