

# FOR LEASE LOGISTICS SPACE



## 5625-5653 E SHELBY DR

Memphis, TN 38141

## 38,400 SF (RBA)



### PROPERTY HIGHLIGHTS

4,560 - 23,760 SF Vacant

- **19,200 SF - AVAILABLE**
  - 16,700 SF - Warehouse
  - 2,500 SF - Office space plus breakroom
  - 5 Dock High Doors
  - 1 Dock with Ramp
  - Fresh Paint and Carpet in Office
- **4,560 SF - AVAILABLE**
  - Dedicated Entry
  - 1 Dock High Door
  - 1 Dock with Ramp
- 14' Clear Height
- 1.29 Acres
- Easy access to BNSF & airport
- New Exterior Lighting & Paint



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## SITE PLAN



19,200 SF  
Available

4,560 SF  
Available



5,040 SF  
JAN 2030



9,600 SF  
MAY 2026

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## THE PROPERTY



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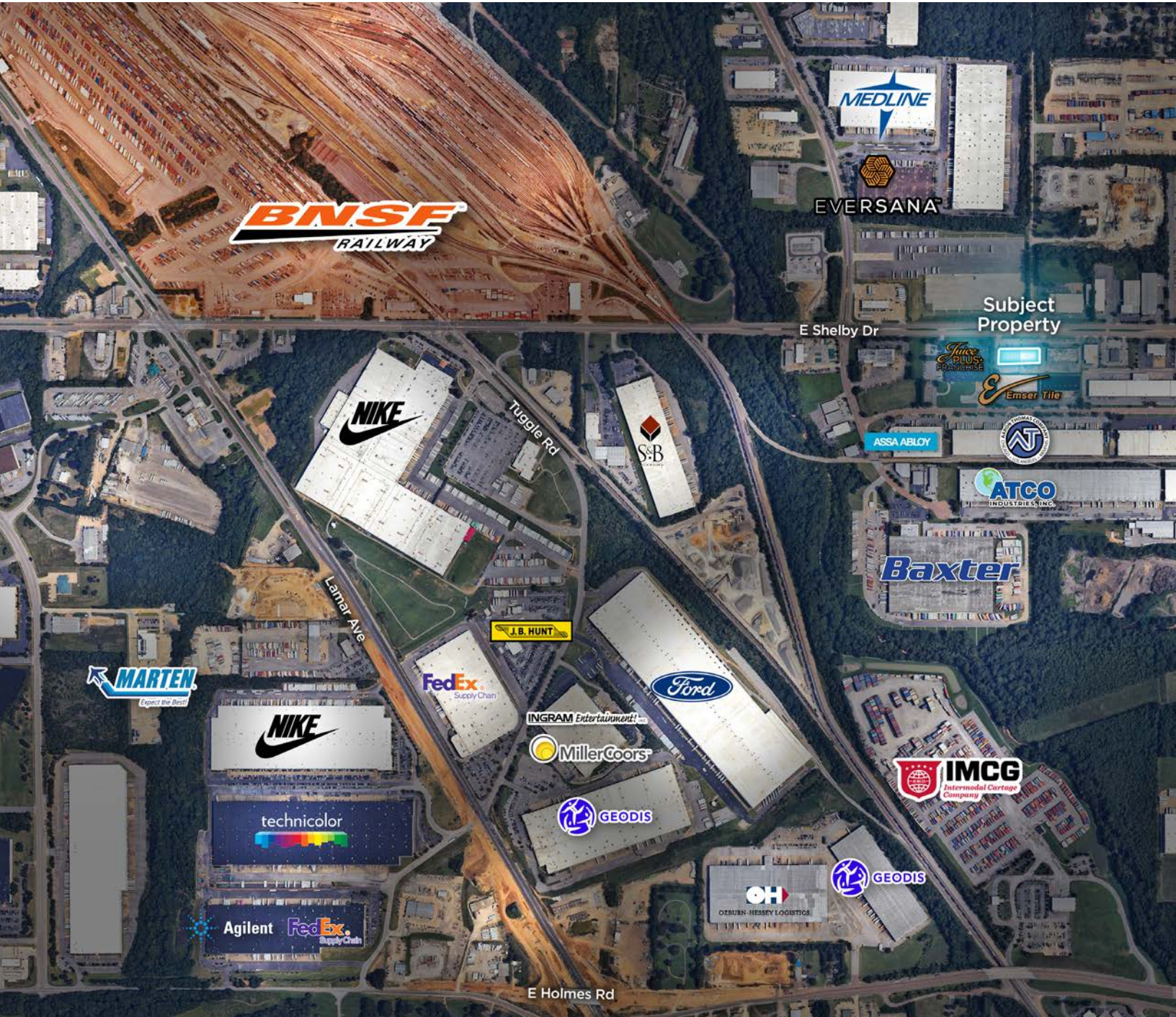
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## CORPORATE NEIGHBORS



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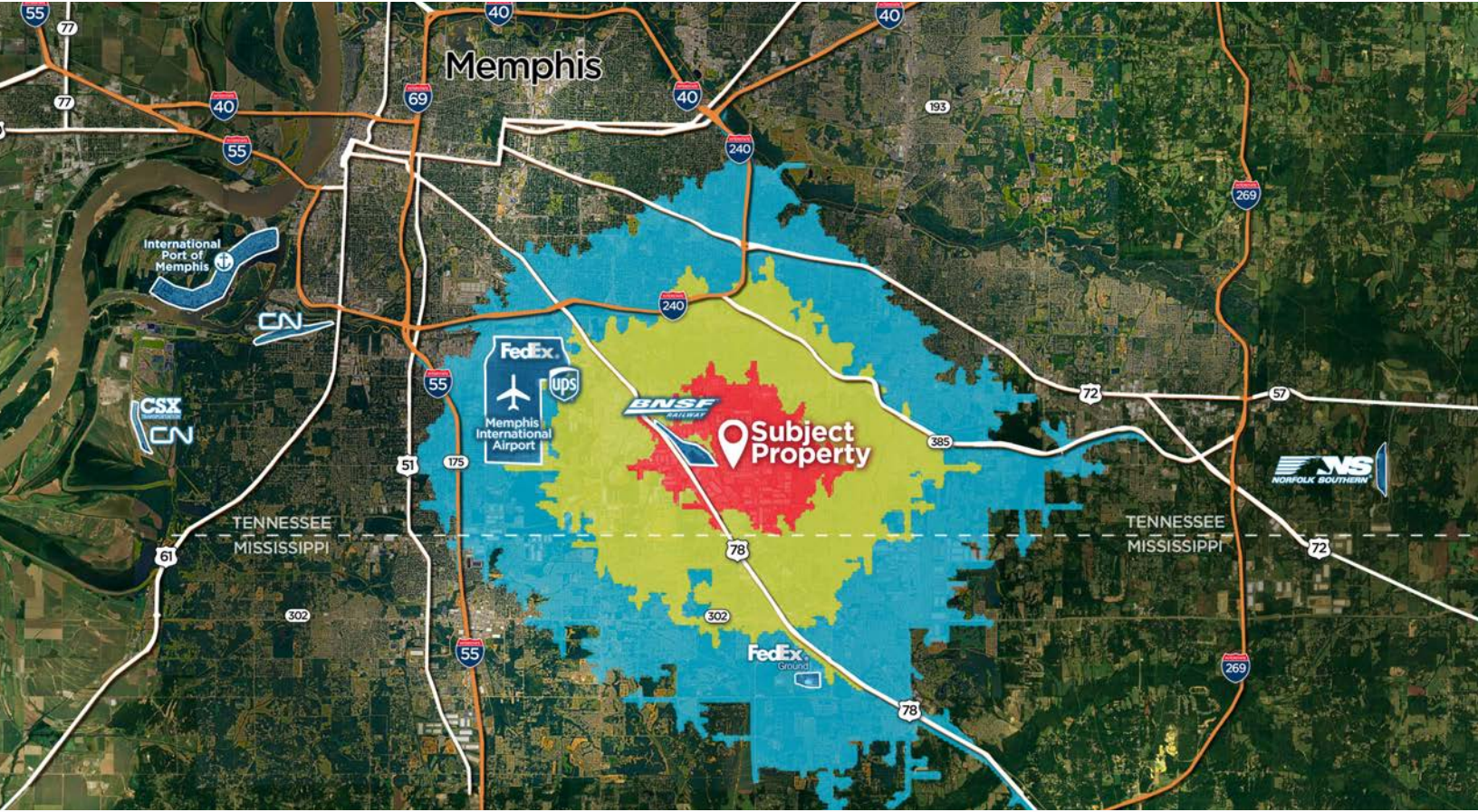
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## DRIVE TIME MAP



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)



<b>16</b> MINS <b>9</b> MILES	<b>6</b> MINS <b>2</b> MILES	<b>16</b> MINS <b>11</b> MILES	<b>16</b> MINS <b>13</b> MILES	<b>30</b> MINS <b>21</b> MILES	<b>13</b> MINS <b>8</b> MILES	<b>47</b> MINS <b>43</b> MILES
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NATIONAL DRIVE TIME

1-DAY DRIVE

**59.5**  
million people  
(18% of US)

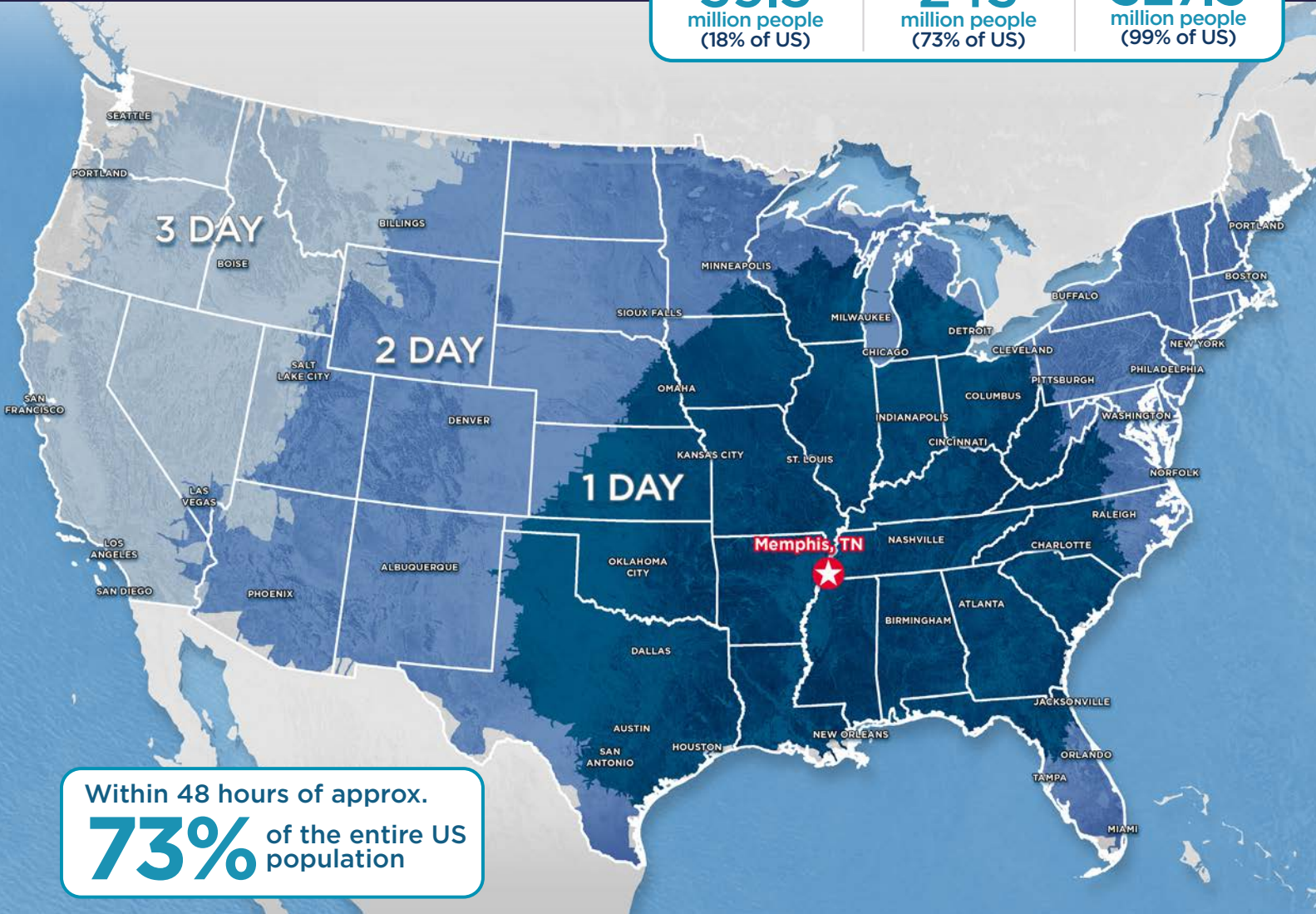
2-DAY DRIVE

**243**  
million people  
(73% of US)

3-DAY DRIVE

**327.5**  
million people  
(99% of US)

**PRIME LOCATION**



**MEMPHIS, TN AMERICA'S DISTRIBUTION CENTER**



Largest Cargo Airport in the US  
**1st**



Busiest Trucking Corridor  
**3rd**



Class 1 Railroads  
**5**



Largest Inland Port in the US  
**5th**

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