

FOR SALE LOGISTICS SPACE



5625-5653 E SHELBY DR

Memphis, TN 38141

38,400 SF AVAILABLE



PRICE IMPROVEMENT

PROPERTY HIGHLIGHTS

- 38,400 SF Total
- 19,200 SF - Vacant
 - 2,500 SF - Office space plus breakroom
 - 5 Dock High Doors
 - 1 Dock with Ramp
 - 14' Clear Height
 - 2.58 Acres
- Easy access to BNSF and airport
- Q3/Q4 2022 Improvements:
 - New Interior & Exterior Doors
 - New Exterior Lighting
 - New Exterior Paint
 - Refreshed Carpet in Office
 - Fresh Paint in Office



INVESTMENT HIGHLIGHTS

- **4,560 SF - AVAILABLE**
 - Dedicated entry
 - 1 Dock high door
 - 1 Dock with ramp
- **Memphis Flooring** (Tenant since Nov. 2005)
 - Lease Expires: May 31, 2026
- **Lenny's** (Tenant since Mar. 2004)
 - Lease Expires: January 31, 2030
- **Purchase Price: \$2,325,000**
- Multi-Tenant

Karon Nash
Senior Associate
901 252 6481
knash@commadv.com

Landon Williams, SIOR, CCIM
Executive Vice President
901 362 4306
llwilliams@commadv.com

5101 Wheelis Drive, Suite 300
Memphis, TN 38117
Main: 901 366 6070
www.commadv.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 01/31/25. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FOR SALE

5625-5653 E SHELBY DR

Memphis, TN 38141



SITE PLAN



19,200 SF
Available

4,560 SF
Available



5,040 SF
JAN 2030



9,600 SF
MAY 2026

Karon Nash
Senior Associate
901 252 6481
knash@commadv.com

Landon Williams, SIOR, CCIM
Executive Vice President
901 362 4306
lwilliams@commadv.com

5101 Wheelis Drive, Suite 300
Memphis, TN 38117
Main: 901 366 6070
www.commadv.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 01/31/25. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FOR SALE

5625-5653 E SHELBY DR

Memphis, TN 38141



THE PROPERTY



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 01/31/25. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FOR SALE

5625-5653 E SHELBY DR

Memphis, TN 38141



CORPORATE NEIGHBORS



Karon Nash
Senior Associate
901 252 6481
knash@commadv.com

Landon Williams, SIOR, CCIM
Executive Vice President
901 362 4306
lwilliams@commadv.com

5101 Wheelis Drive, Suite 300
Memphis, TN 38117
Main: 901 366 6070
www.commadv.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 01/31/25. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

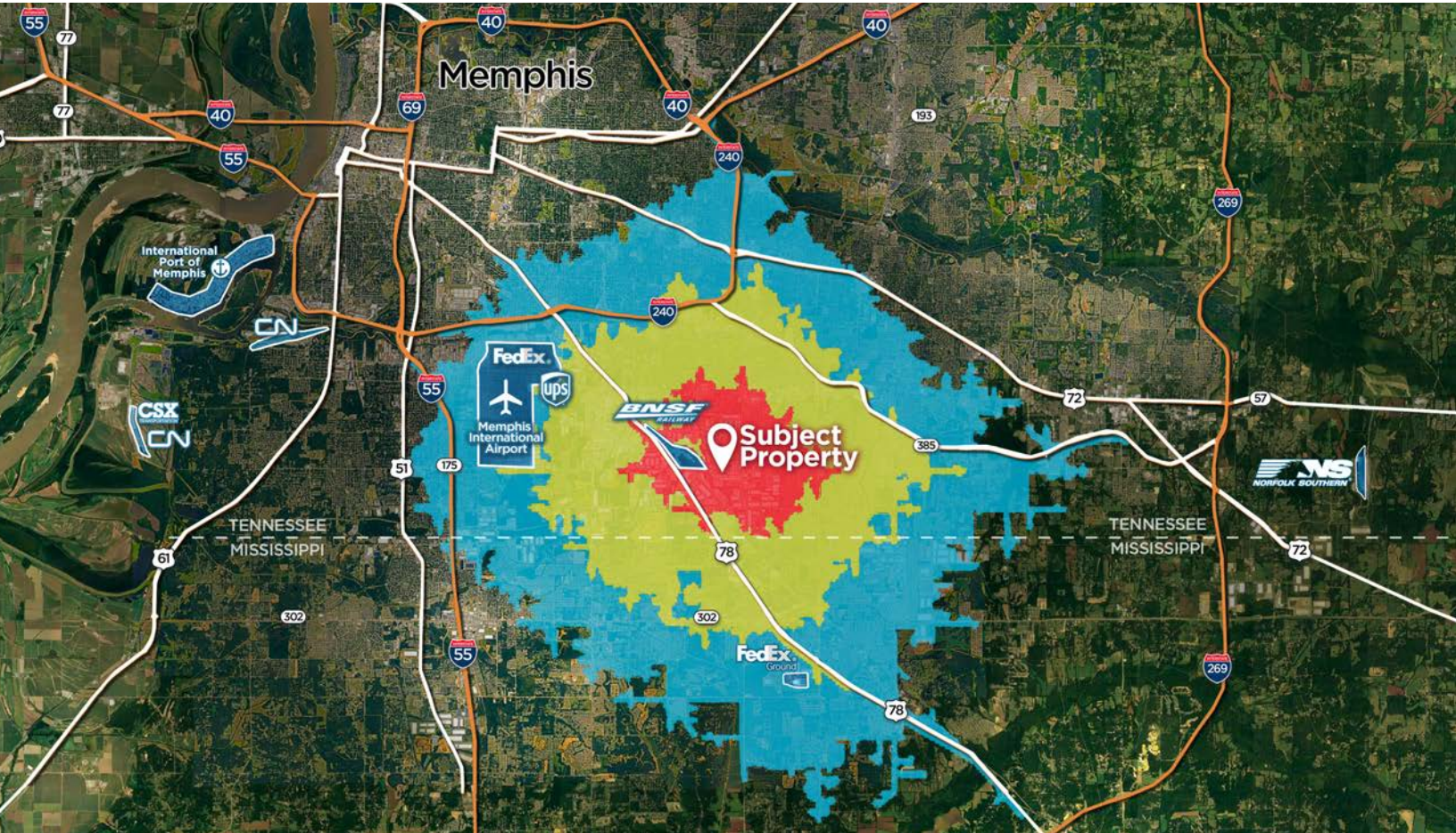
FOR SALE

5625-5653 E SHELBY DR

Memphis, TN 38141



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)



16 MINS 9 MILES	6 MINS 2 MILES	16 MINS 11 MILES	16 MINS 13 MILES	30 MINS 21 MILES	13 MINS 8 MILES	47 MINS 43 MILES
--	---------------------------------------	---	---	---	--	---

Karon Nash
 Senior Associate
 901 252 6481
 knash@commadv.com

Landon Williams, SIOR, CCIM
 Executive Vice President
 901 362 4306
 lwilliams@commadv.com

5101 Wheelis Drive, Suite 300
 Memphis, TN 38117
 Main: 901 366 6070
 www.commadv.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 01/31/25. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FOR SALE

5625-5653 E SHELBY DR

Memphis, TN 38141



NATIONAL DRIVE TIME

1-DAY DRIVE

59.5
million people
(18% of US)

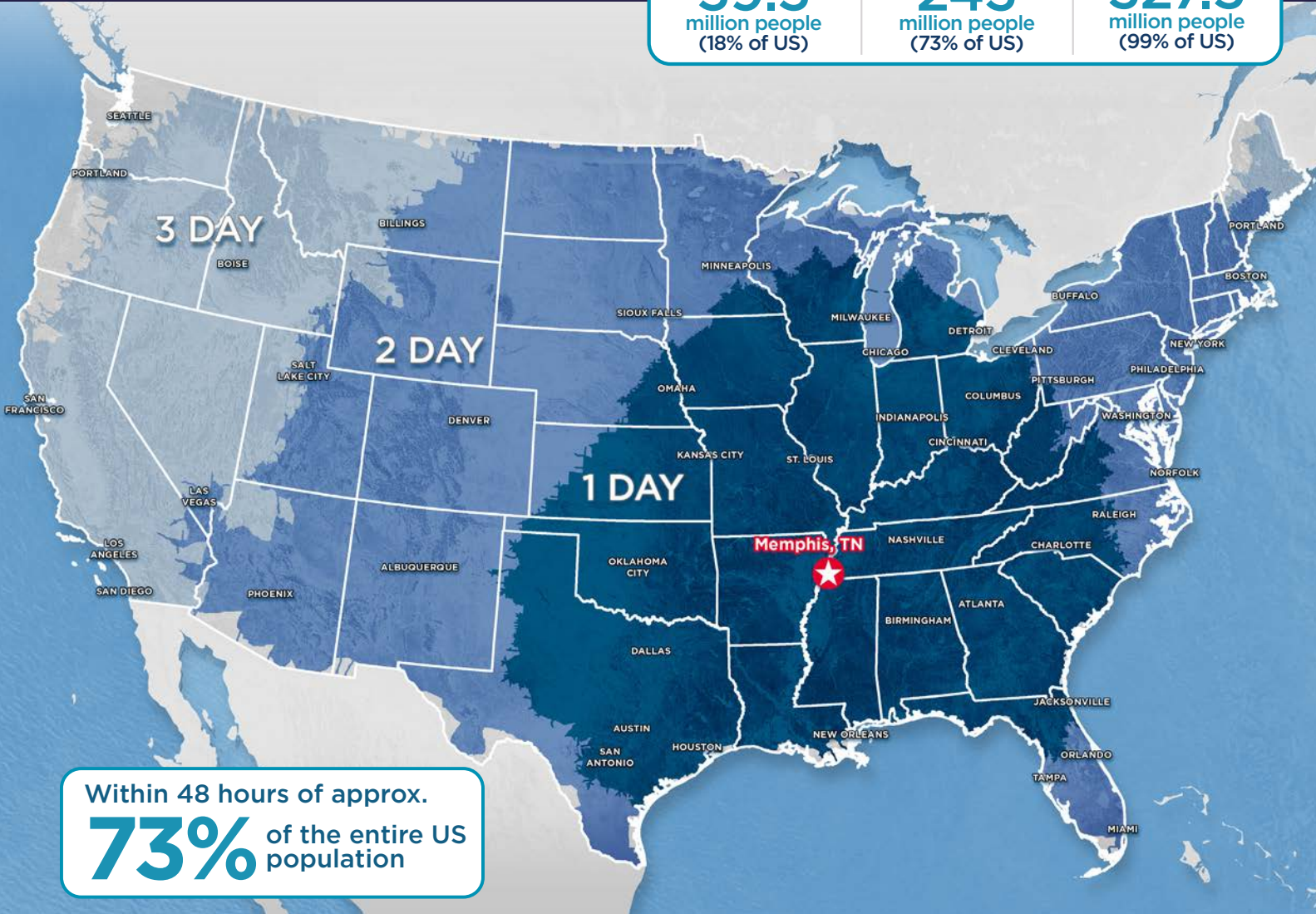
2-DAY DRIVE

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

Karon Nash
Senior Associate
901 252 6481
knash@commadv.com

Landon Williams, SIOR, CCIM
Executive Vice President
901 362 4306
lwilliams@commadv.com

5101 Wheelis Drive, Suite 300
Memphis, TN 38117
Main: 901 366 6070
www.commadv.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 01/31/25. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.