

INDUSTRIAL SPACE FOR SUBLEASE

CHICKASAW

DISTRIBUTION CENTER BLDG A

5950 FREEPORT AVE | MEMPHIS, TN 38141



16,800 SF
AVAILABLE

PROPERTY HIGHLIGHTS

16,800 SF SUBLEASE AVAILABLE

Building Highlights:

- Located in the master-planned Chickasaw Distribution Center, developed by IDI
- Between Shelby Dr and Holmes Rd, providing quick access to key logistics drivers BNSF Intermodal, Highway 78 and the Memphis International Airport
- Roving security dedicated to the park
- Attractive building design with storefront entry
- 108,250 SF total building
- 24' clear height



Space Highlights

- 16,800 SF available through 12/31/2029
- +/- 1,254 SF office area, including breakroom
- 24' clear height
- ESFR sprinkler system
- 5 dock-high doors, all with lights and seals, and 4 with pit levelers
- 2 HVLS fans
- 210' building depth
- 40' x 40' column, with 50' speedbay

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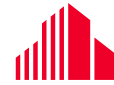
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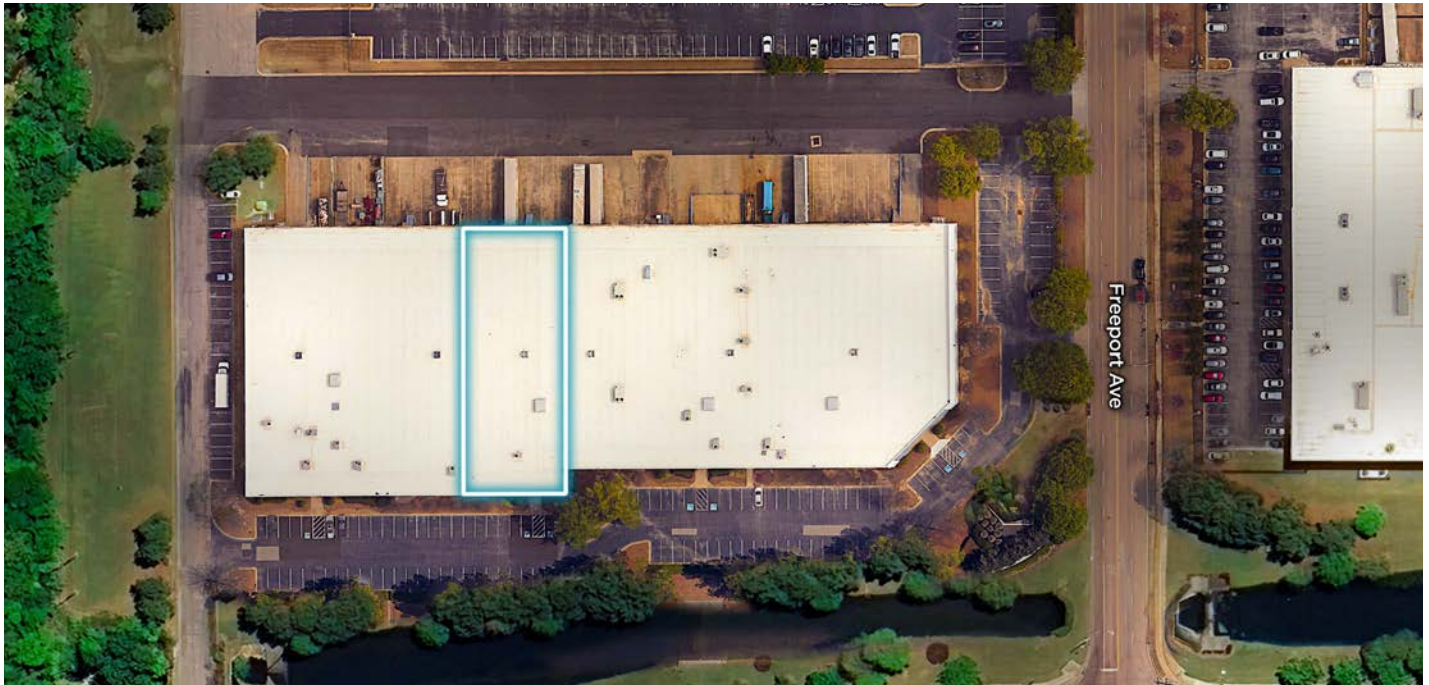
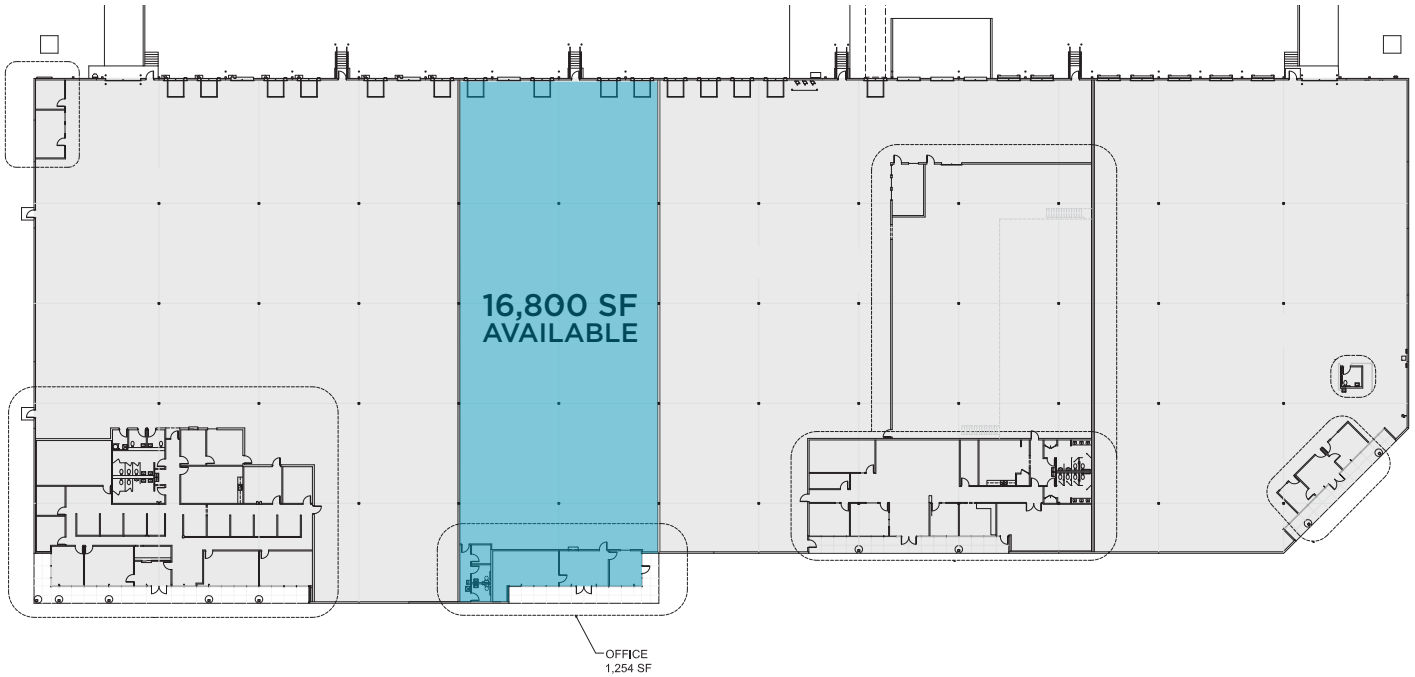


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SITE PLAN



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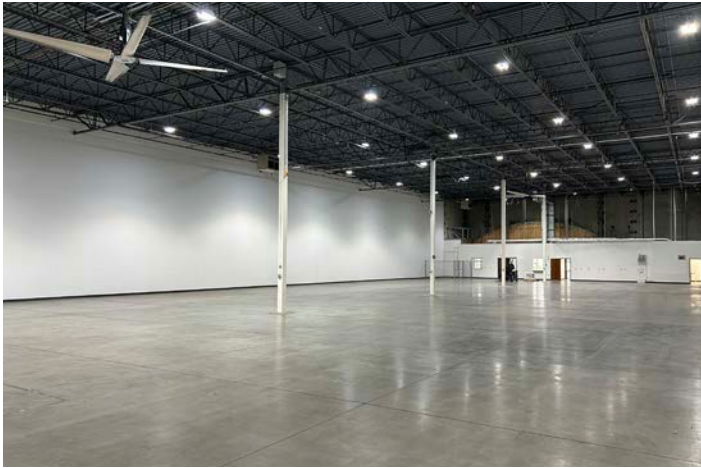
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THE PROPERTY



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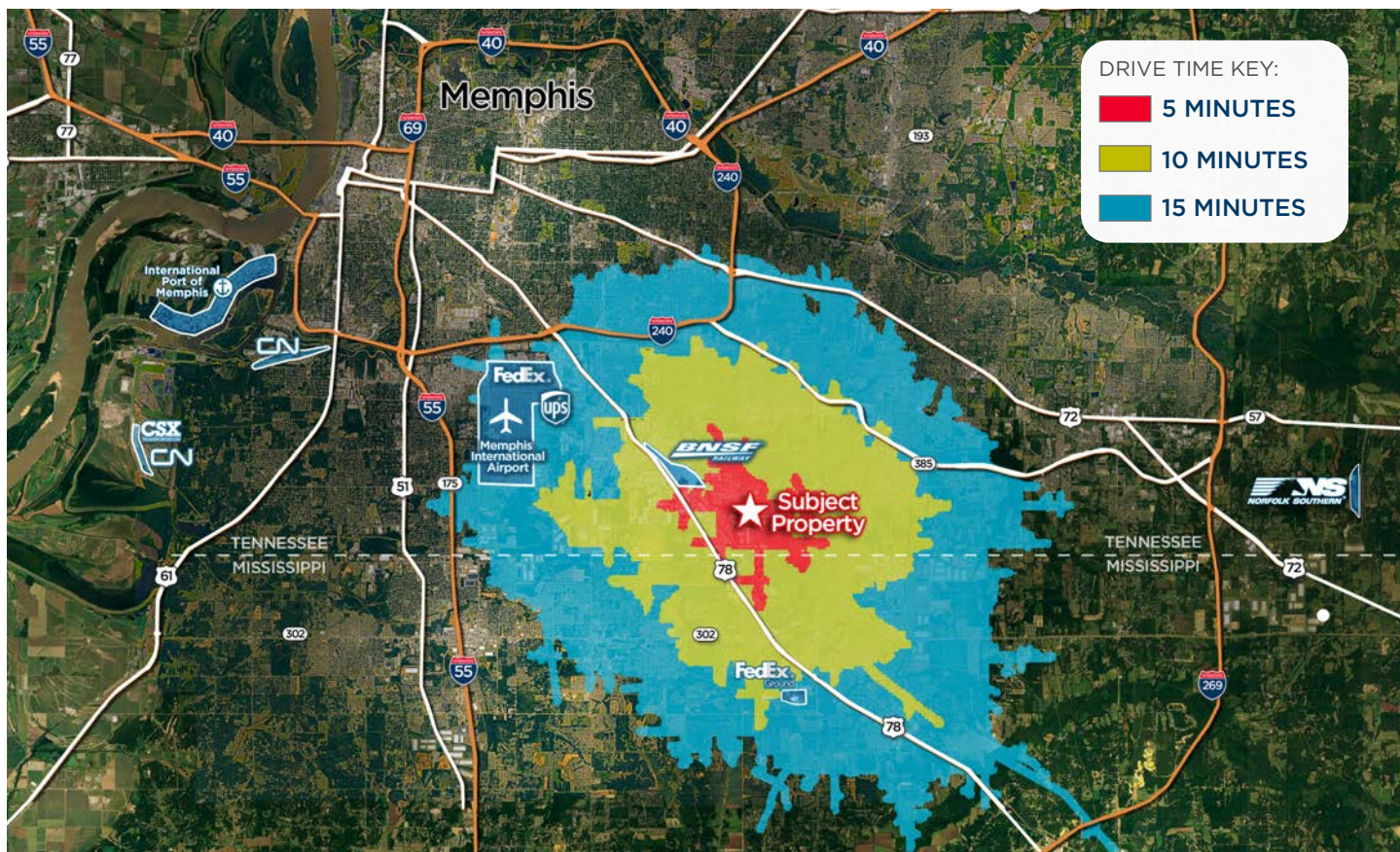
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DRIVE TIME MAP



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 | 7 MINS | 18 MINS | 16 MINS | 21 MINS | 10 MINS | 48 MINS |
| 7 MILES | 3 MILES | 11 MILES | 8 MILES | 33 MILES | 9 MILES | 43 MILES |

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