

INDUSTRIAL SPACE FOR SALE OR LEASE

4481

DISTRIPLEX CV

Memphis, TN 38118



+/- 169,272 SF AVAILABLE



PROPERTY HIGHLIGHTS

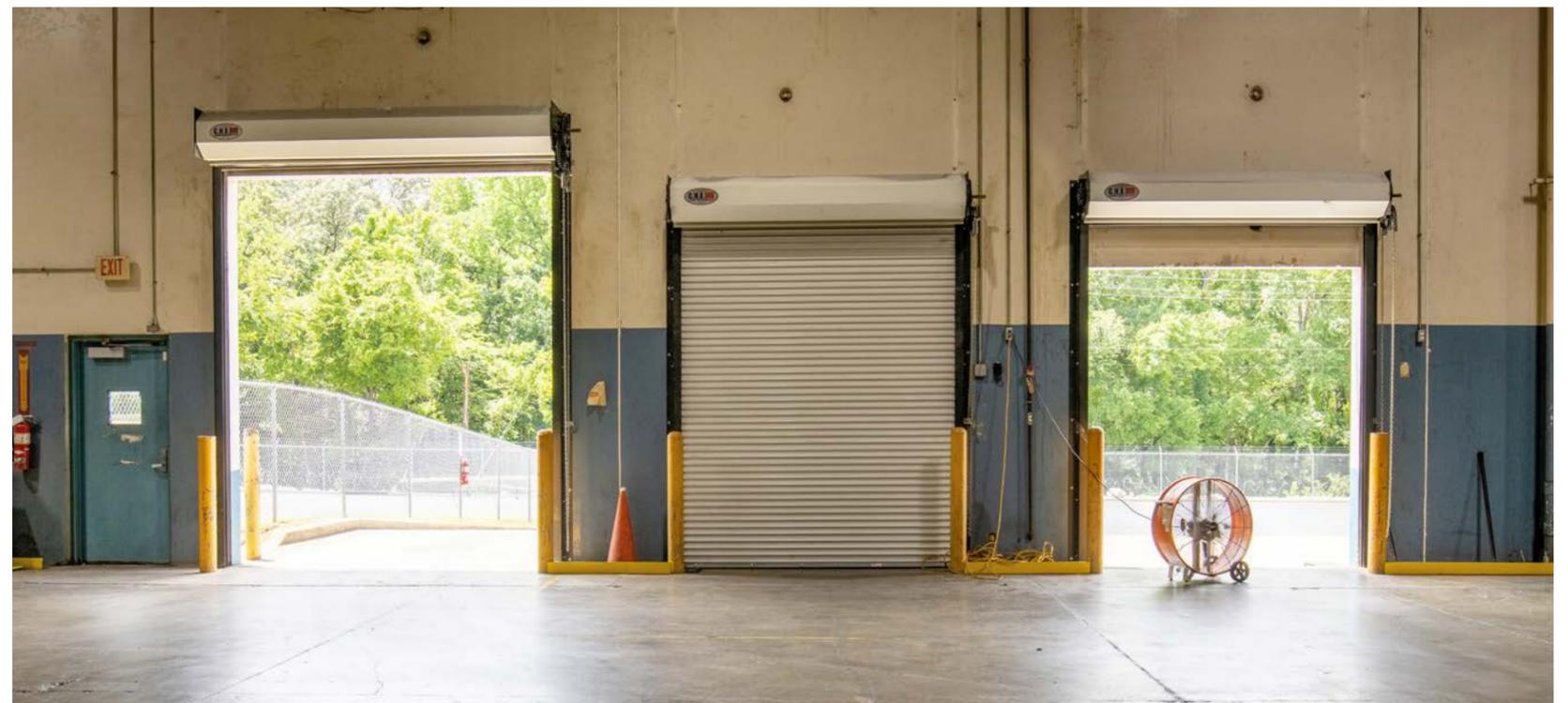


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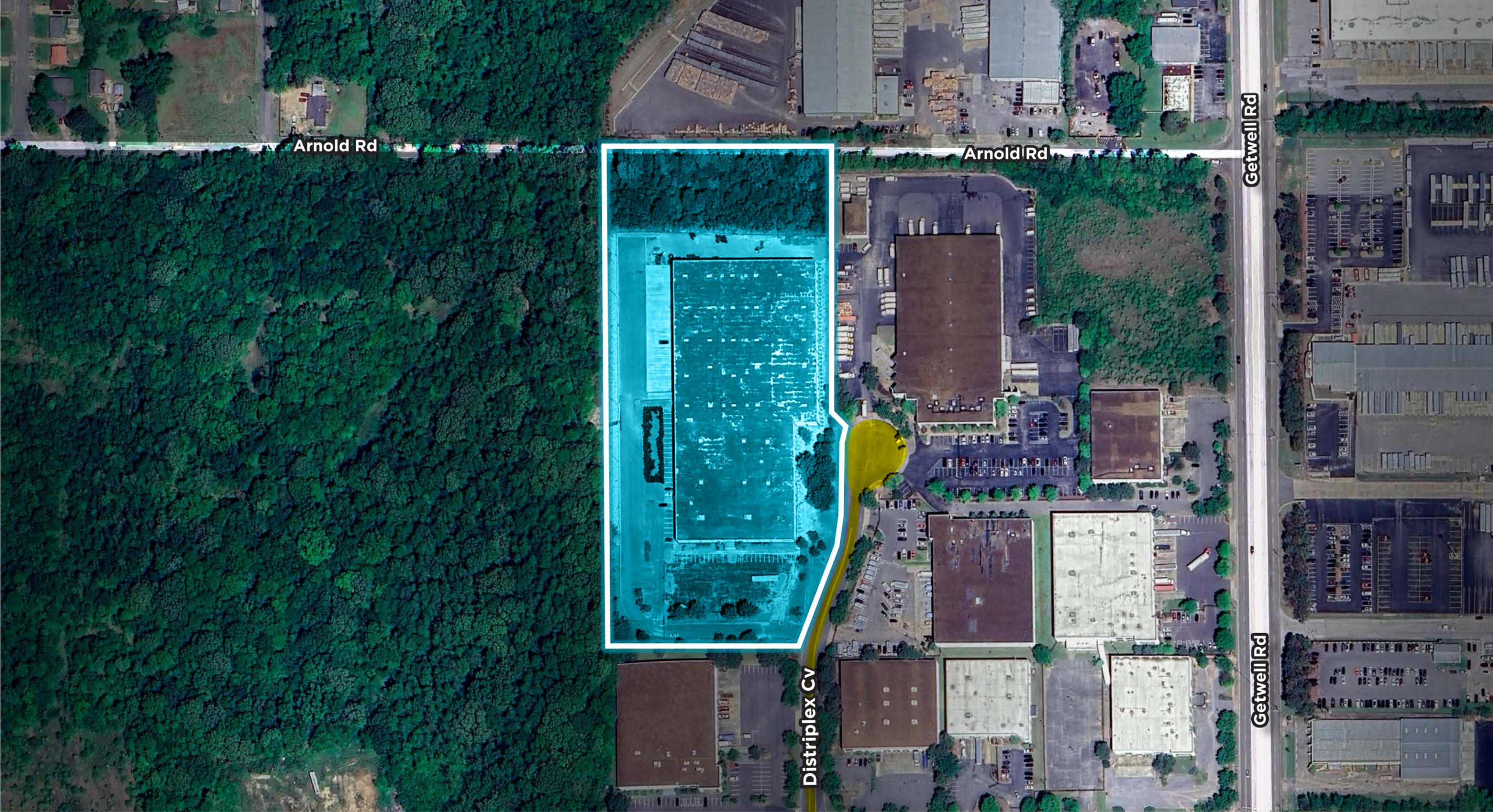
- Functional Building: Rear Load, Side Park
- Outdoor Storage on both North and South
- Enhanced Security including Entrance Gate
- Existing ESFR Sprinkler System
- Replaced Roof (2017)
- 14 Functional docks with equipment (1 Drive-in)
- Midpoint Location between Airport and BNSF Intermodal Facility
- Midpoint Location between I-55 and I-78
- Accessible to Getwell and Shelby, to major Memphis thoroughfares

PROPERTY SPECS - FUNCTIONAL BUILDING

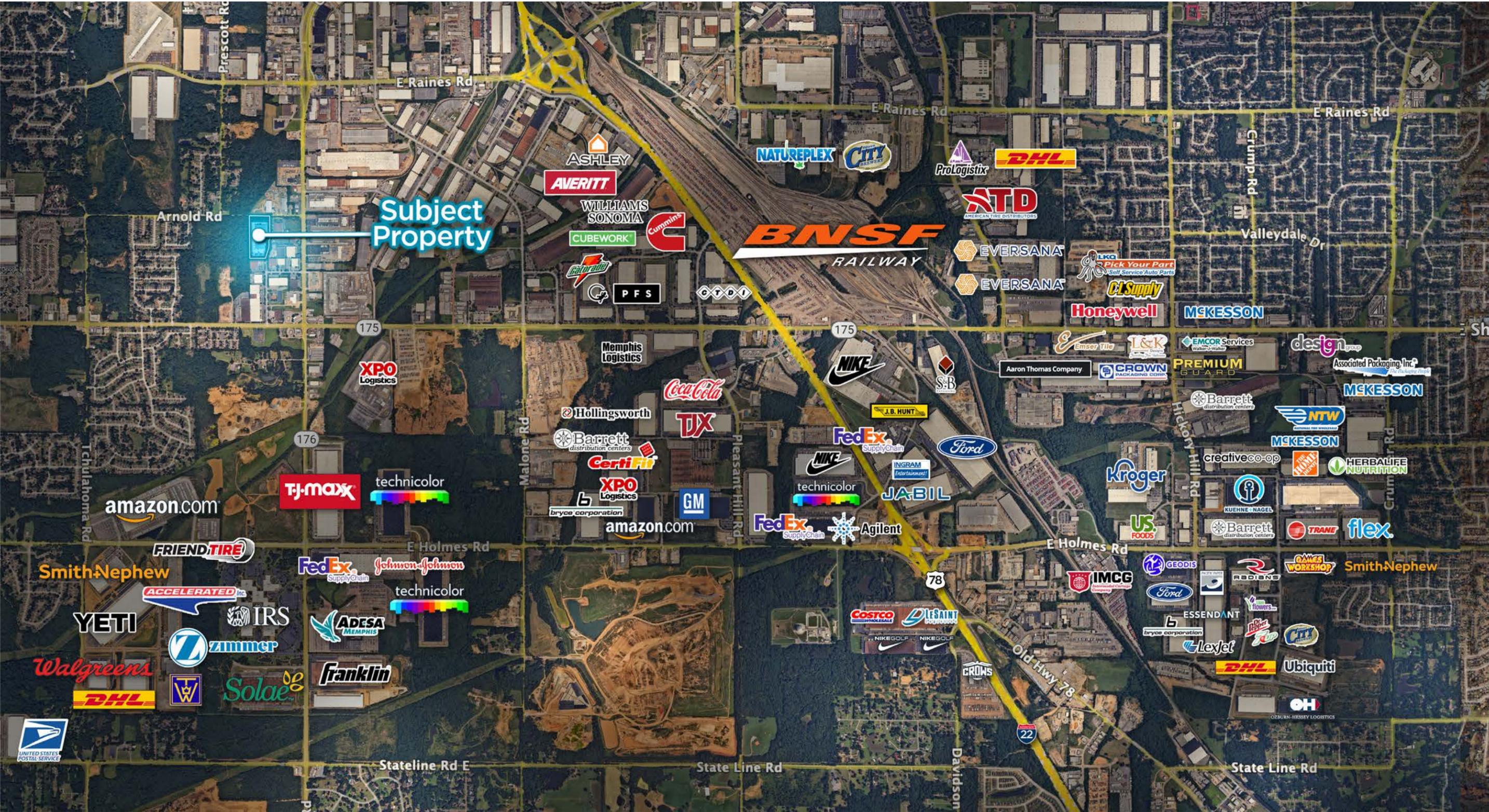
Tax Parcel ID	073102 00129
Building Class	B
Building Size (SF)	169,272
Acres	10.4
Zoning	EMP
Year Built	1994
Roof	Built-Up Roof (BUR) with gravel surfacing
Lighting	LED
HVAC	Fully air conditioned office; heated warehouse
Parking Spaces	55
Clear Height	22'
Columns	47' x 47'
Dock-High Doors	14
Drive-In Doors	1
Fire Protection (Sprinkler System)	ESFR



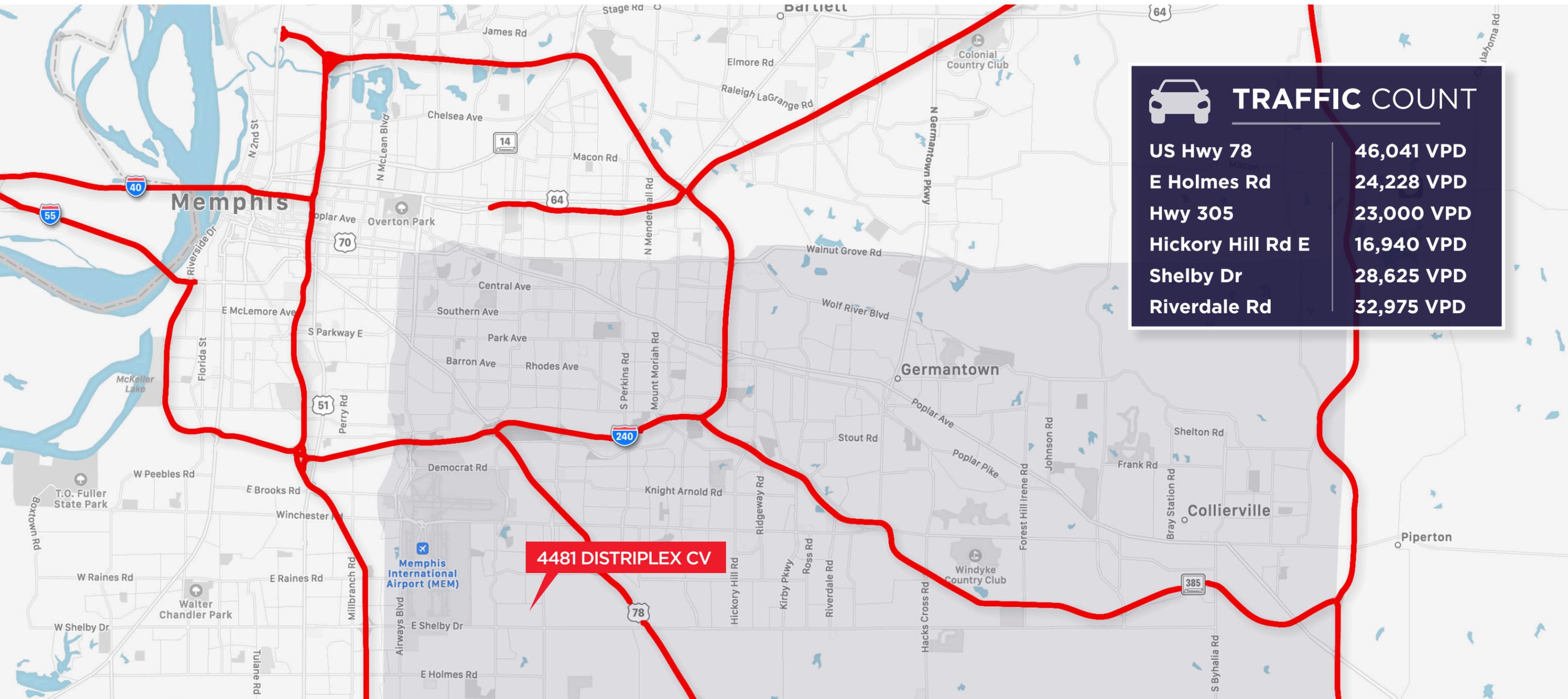
PARCEL OUTLINE - REAR LOAD, SIDE PARK



CORPORATE NEIGHBORS - ESTABLISHED INDUSTRIAL PRESENCE



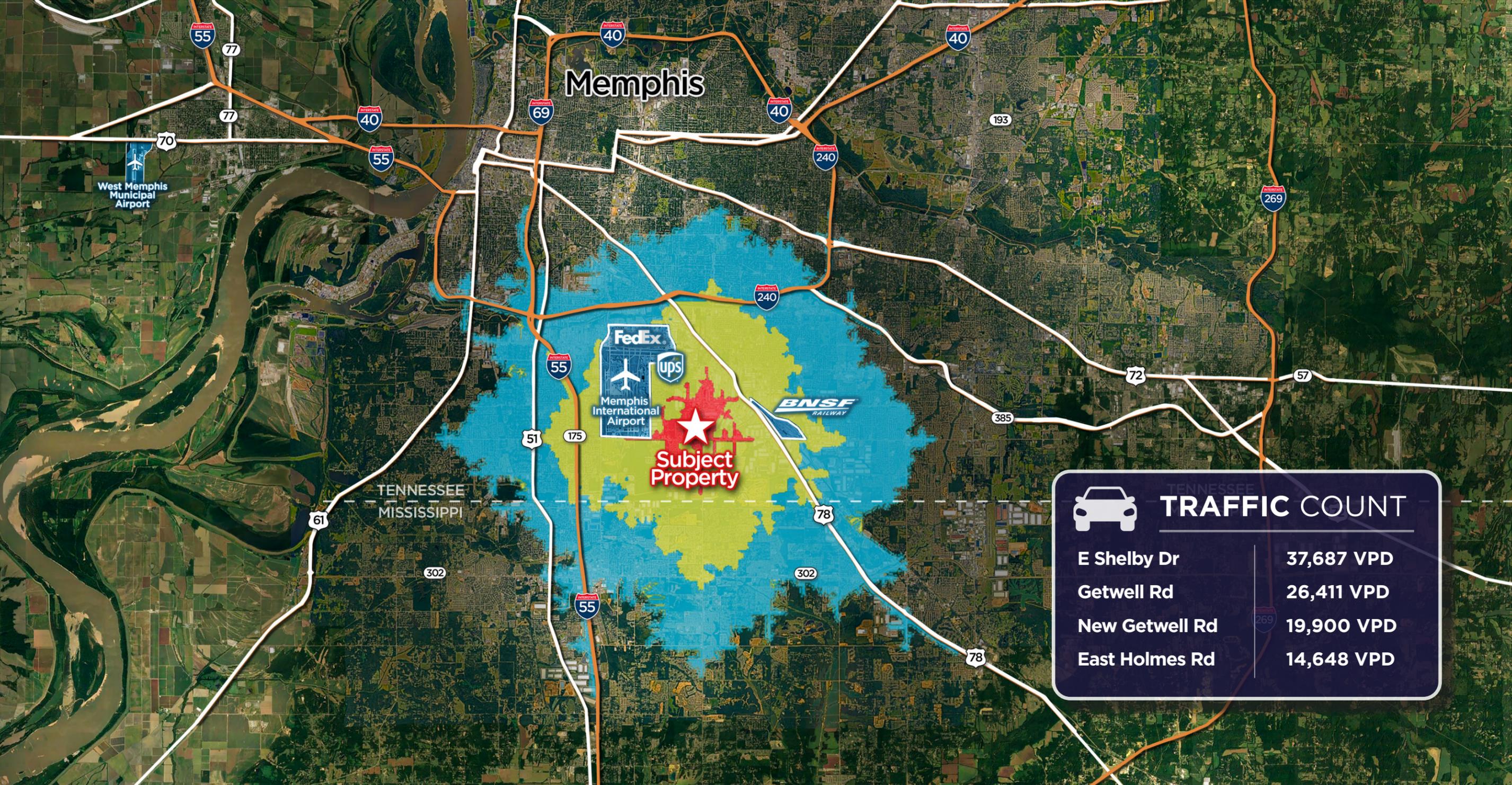
SOUTHEAST SUBMARKET - INDUSTRIAL CONNECTIVITY



STRONG INDUSTRIAL SUBMARKET FUNDAMENTALS

The Southeast Submarket is a dominant submarket in the Mid-South and is home to the BNSF Intermodal Facility. Its strategic location provides easy access to major highways like I-55, I-240, and I-40.

DRIVE TIME MAP - ACCESSIBLE TO MAJOR THOROUGHFARES



DRIVE TIME KEY: ■ 5 MINUTES ■ 10 MINUTES ■ 15 MINUTES

MEMPHIS OVERVIEW



TRANSPORTATION INFRASTRUCTURE

- » Seven federal highways and three interstates (I-55, I-40 and I-69) traverse Memphis, while I-240 encircles the city. I-22 stretches south, connecting Memphis to northern Mississippi and serving as an expressway down to Birmingham. Highway 78 (Lamar Ave) is currently undergoing Phase One to widen from four lanes to six and upgrade existing intersections into new interchanges. The \$250 million project will revolutionize the primary corridor of the Memphis industrial market.
- » The Port of Memphis is the largest still-water harbor on the Mississippi River. The Port is the national leader in inland foreign import tonnage and the 4th largest inland port in the U.S. overall.
- » Memphis is one of only four U.S. cities served by over 80% of Class I rail systems. Canadian National Railroad recently completed a \$100 million expansion to its Memphis classification yard, making it the second largest classification yard in the U.S.
- » Phase One of the Regional Rail Program (MATATRAC) has commenced, and Amtrak serves national rail travelers.



MEMPHIS INTERNATIONAL AIRPORT

- » Memphis International Airport (MEM) again has ranked as the world's second busiest cargo airport behind Hong Kong International (HKG) after regaining the title as worlds busiest in 2020. MEM's cargo throughput remained steady at 4.5 million tons in 2021, according to preliminary figures released by Airports Council International.
- » The presence of FedEx makes MEM and FedEx major drivers of the local economy, and, thanks to the massive domestic and international operations of FedEx, Memphis is the largest air-cargo airport in the U.S. The airport generates over \$28 billion for the region's economy and more than 200,000 local jobs are airport-related.
- » FedEx's \$1.5 billion dollar hub modernization and expansion and UPS's \$216 million hub expansion should continue to propel MEM forward.



CRITICAL RAIL NETWORK CONNECTION

- » Memphis is one of four U.S. cities served by over 80% of the nation's Class 1 rail systems. It handles over \$550 billion of domestic and international freight annually and is ranked third in total freight value and fourth in tonnage (1.6 million total container capacity).
- » The recent \$200 million BNSF intermodal expansion will allow for over 1 million lifts annually, doubling lift capacity and greatly improving efficiency.



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