

WAREHOUSE SPACE AVAILABLE

**3510 WINCHESTER RD**

MEMPHIS, TN 38118

**SUITE 101**



CUSHMAN &  
WAKEFIELD

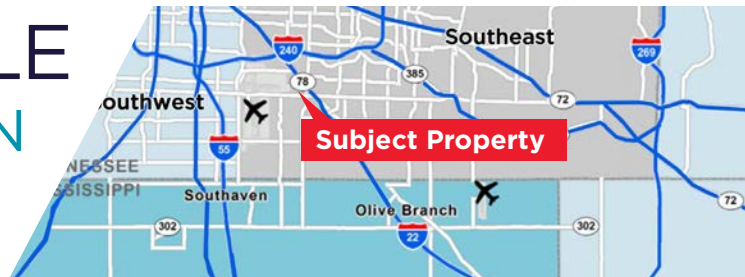


COMMERCIAL  
ADVISORS

**SUBLEASE OPPORTUNITY**



**+/- 22,000 AVAILABLE**  
**PRIME AIRPORT LOCATION**



## PROPERTY HIGHLIGHTS

- +/- 22,000 SF available
- Lease expiration is 1/31/27
- 2,500+/- sf office
- 24' clear height
- Six dock doors
- One pit leveler and five edge of dock levelers
- One drive-in door
- Close to Memphis International Airport, The FedEx Hub and the UPS Memphis Hub



**Matt Weathersby, SIOR, CCIM**  
Vice Chairman  
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**Luke Jensen, SIOR**  
Executive Vice President | Principal  
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5101 Wheelis Drive  
Suite 300  
Memphis, TN 38117  
Main: 901 366 6070  
**www.commadv.com**

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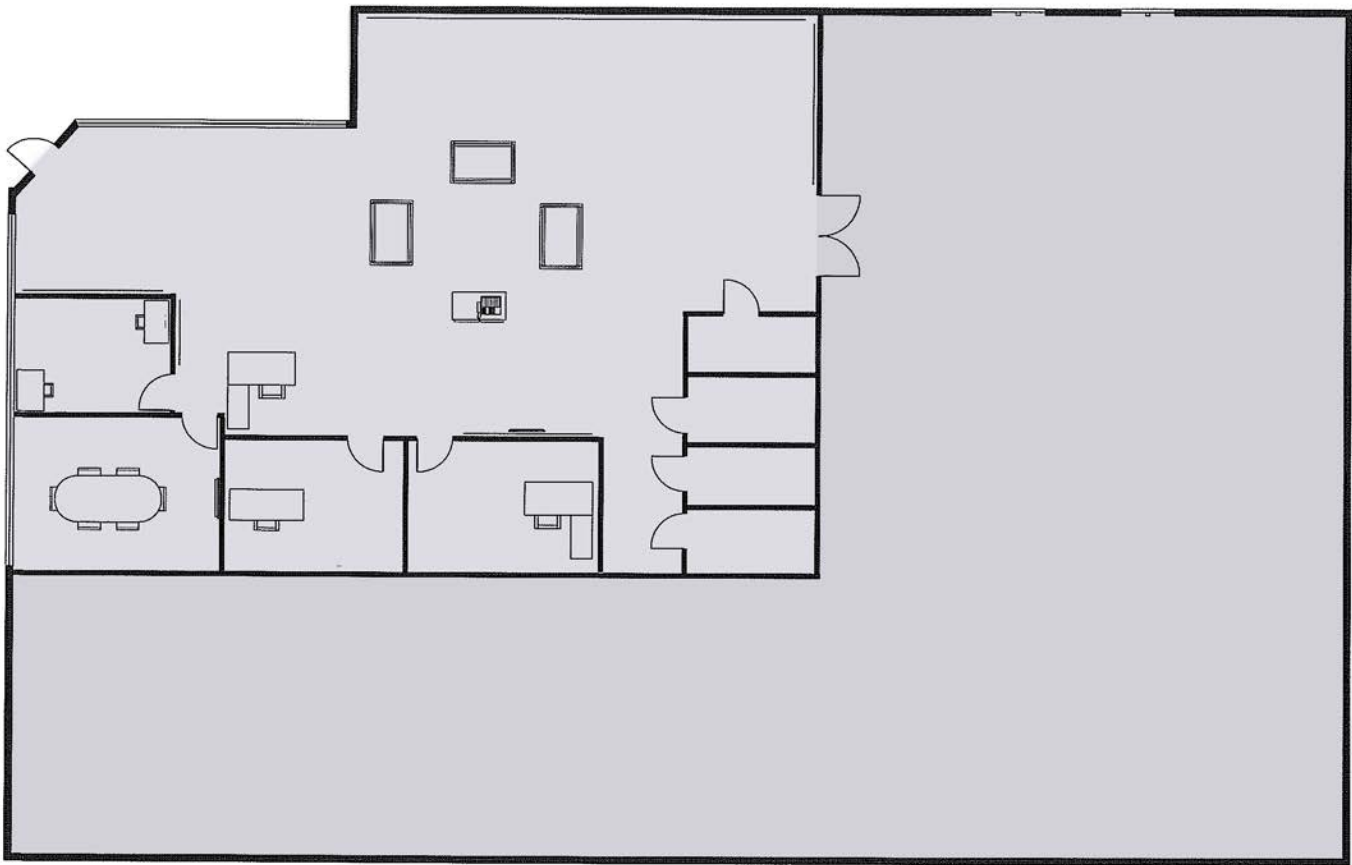
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## FLOOR PLAN



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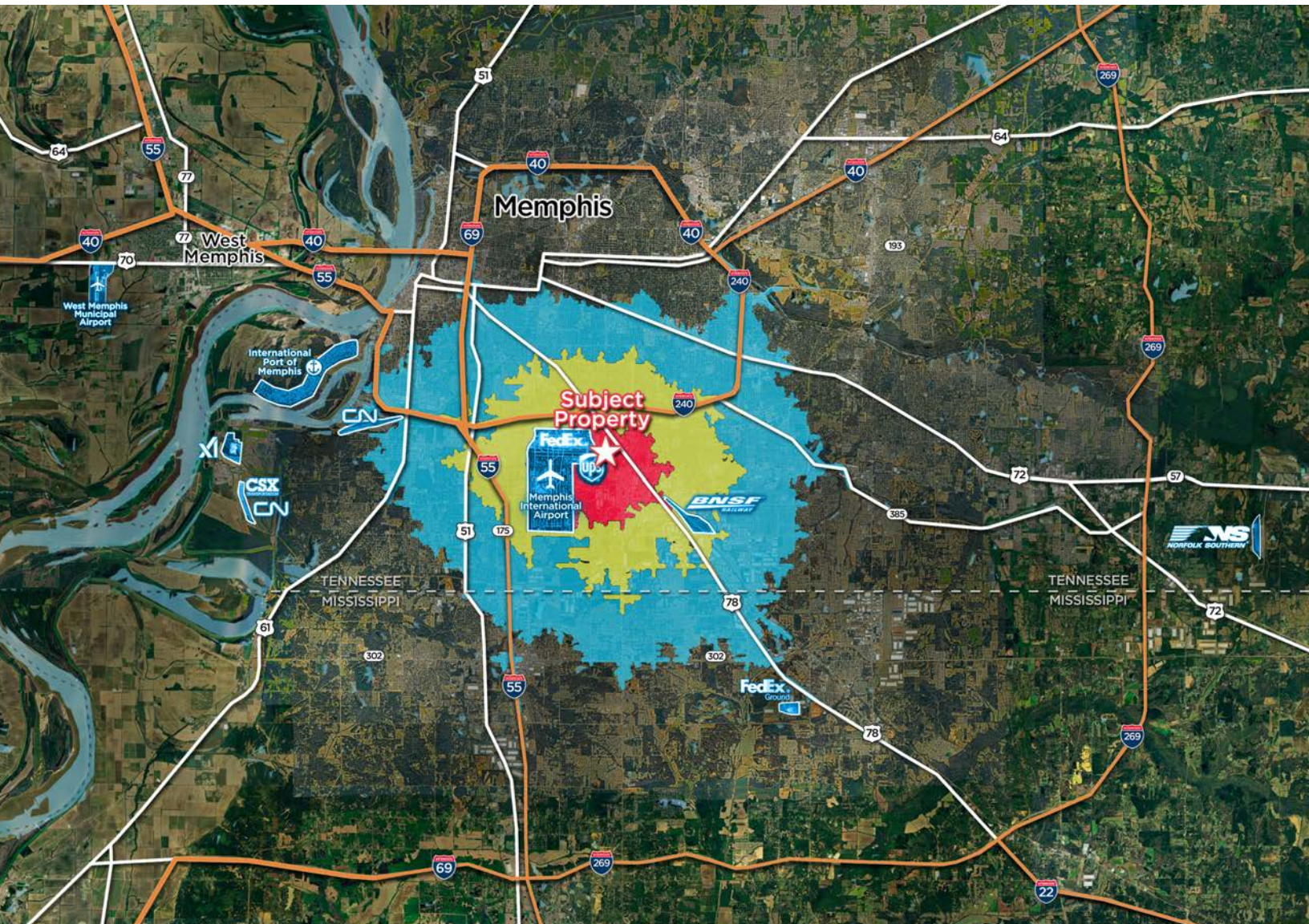
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**SUBLEASE OPPORTUNITY**

## DRIVE TIME MAP



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

<b>3</b>	<b>6</b>	<b>15</b>	<b>10</b>	<b>37</b>	<b>20</b>	<b>46</b>
MINS	MINS	MINS	MINS	MINS	MINS	MINS
<b>1</b>	<b>3</b>	<b>11</b>	<b>5</b>	<b>31</b>	<b>12</b>	<b>46</b>
MILE	MILES	MILES	MILES	MILES	MILES	MILES

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## PRIME LOCATION

### NATIONAL DRIVE TIME

#### 1-DAY DRIVE

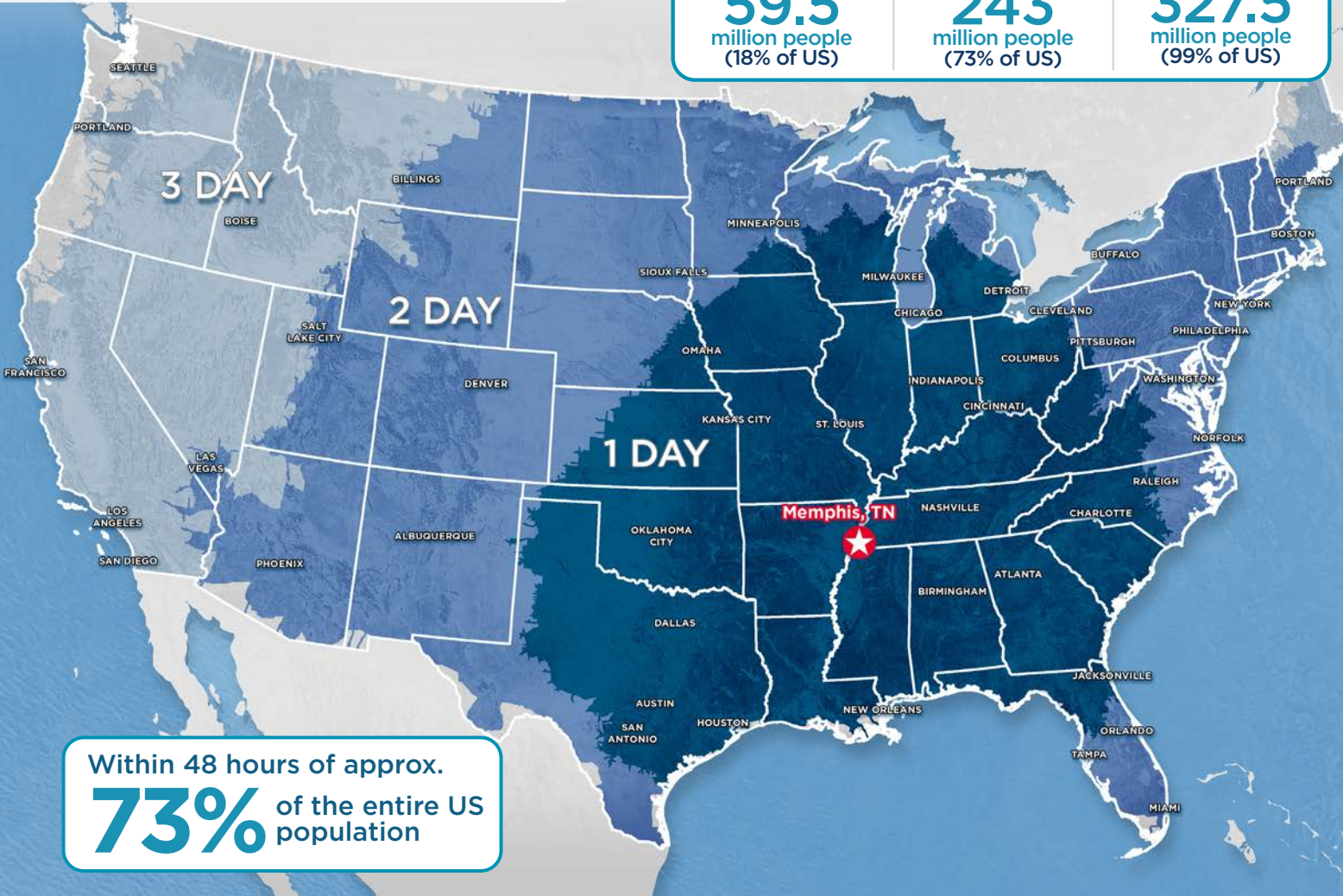
**59.5**  
million people  
(18% of US)

#### 2-DAY DRIVE

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

#### 3-DAY DRIVE

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



## MEMPHIS, TN AMERICA'S DISTRIBUTION CENTER



**2nd**

Largest  
Cargo  
Airport in  
the World



**3rd**

Busiest  
Trucking  
Corridor



**5**

Class 1  
Railroads



**5th**

Largest  
Inland  
Port in  
the US

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