

WAREHOUSE SPACE AVAILABLE

3510 WINCHESTER RD
MEMPHIS, TN 38118 **SUITE 101**



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
- Column spacing: 50' x 50'
- Six dock doors
- Two pit levelers and four edge of dock levelers
- One drive-in door
- 20+/- auto parks
- Close to Memphis International Airport, The FedEx Hub and the UPS Memphis Hub



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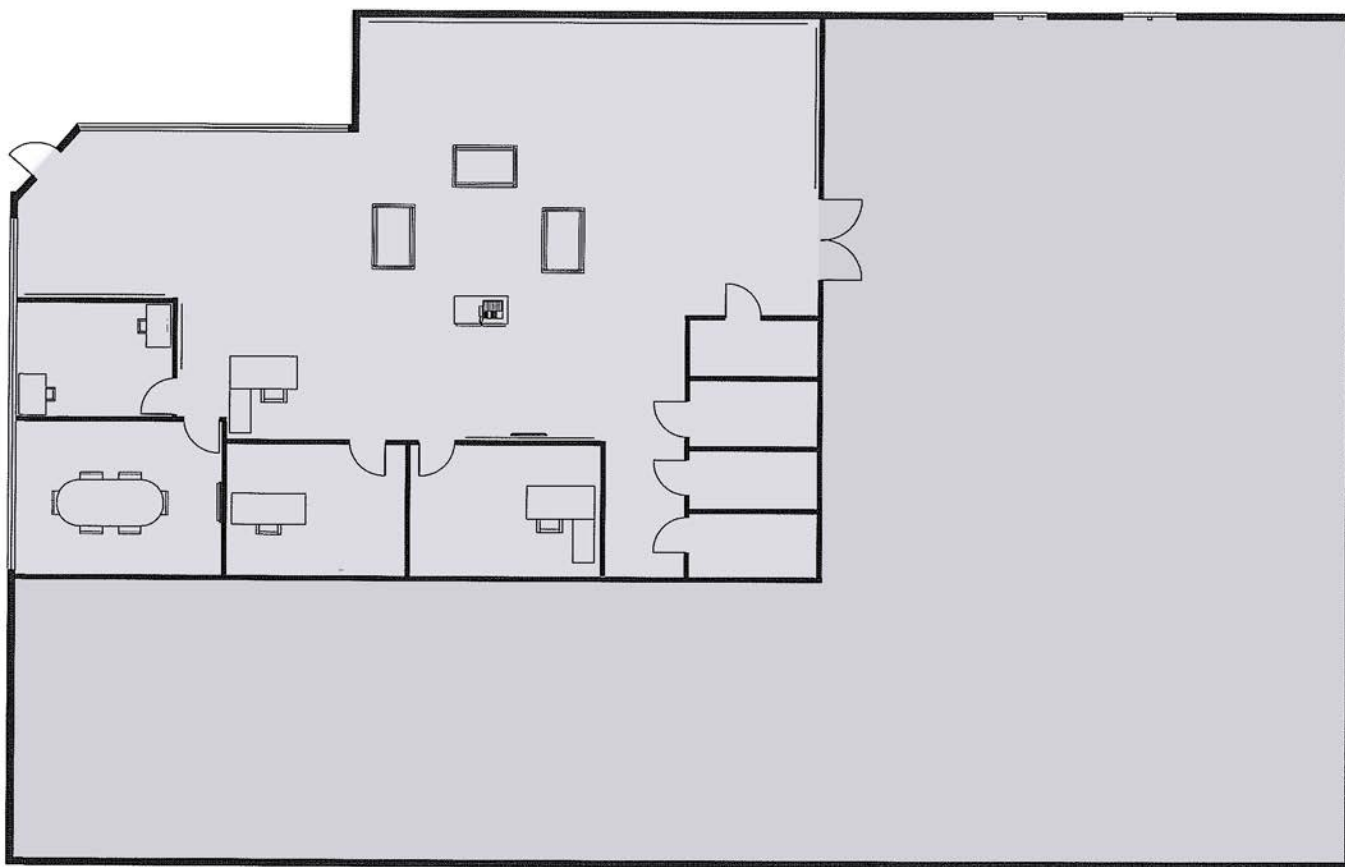
CUSHMAN &
WAKEFIELD



COMMERCIAL
ADVISORS

SUBLEASE OPPORTUNITY

FLOOR PLAN



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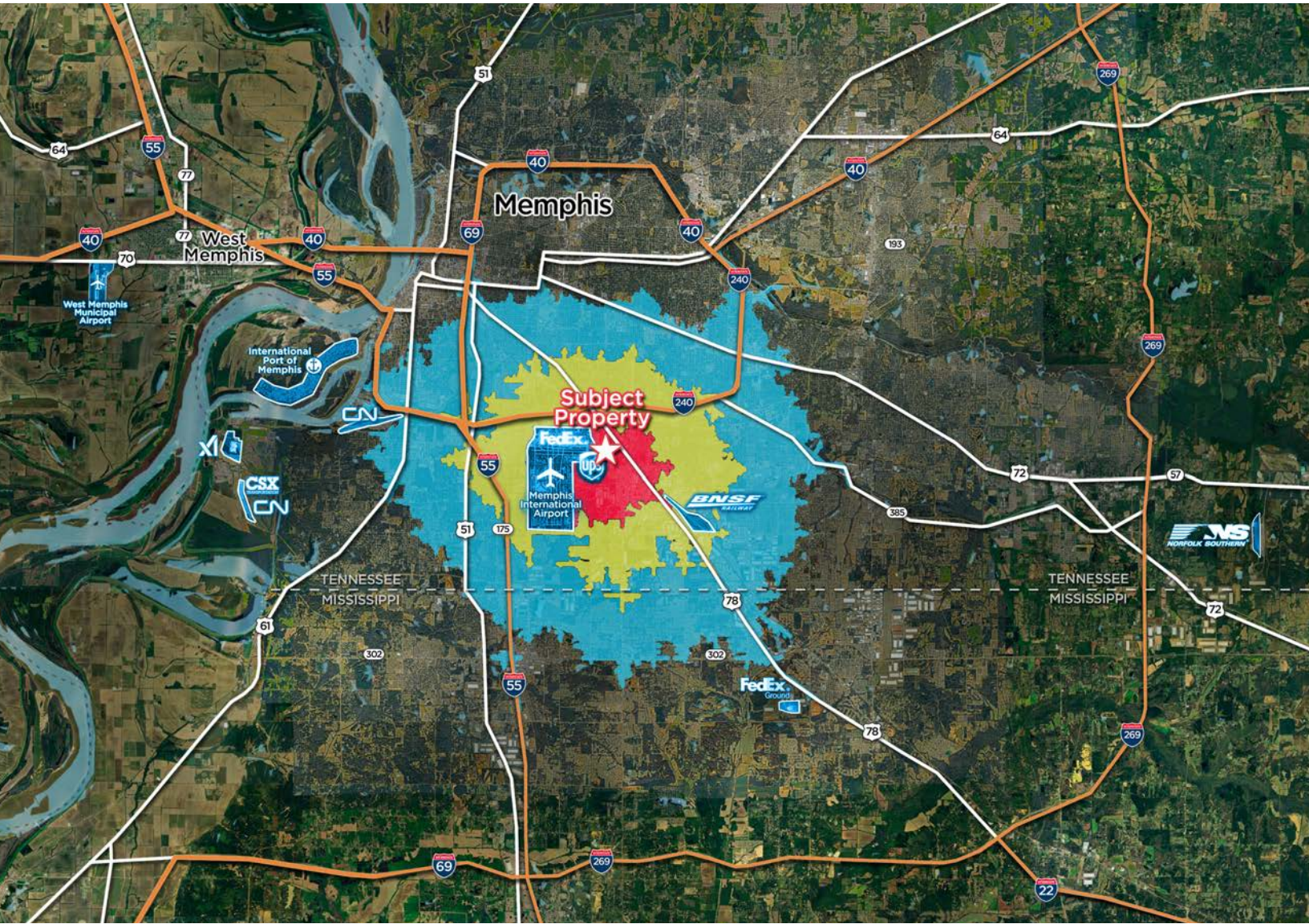
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SUBLEASE OPPORTUNITY

DRIVE TIME MAP



	5 MINS		10 MINS		15 MINS			
	3 MINS	6 MINS	15 MINS	10 MINS	37 MINS	20 MINS	46 MINS	
	1 MILE	3 MILES	11 MILES	5 MILES	31 MILES	12 MILES	46 MILES	



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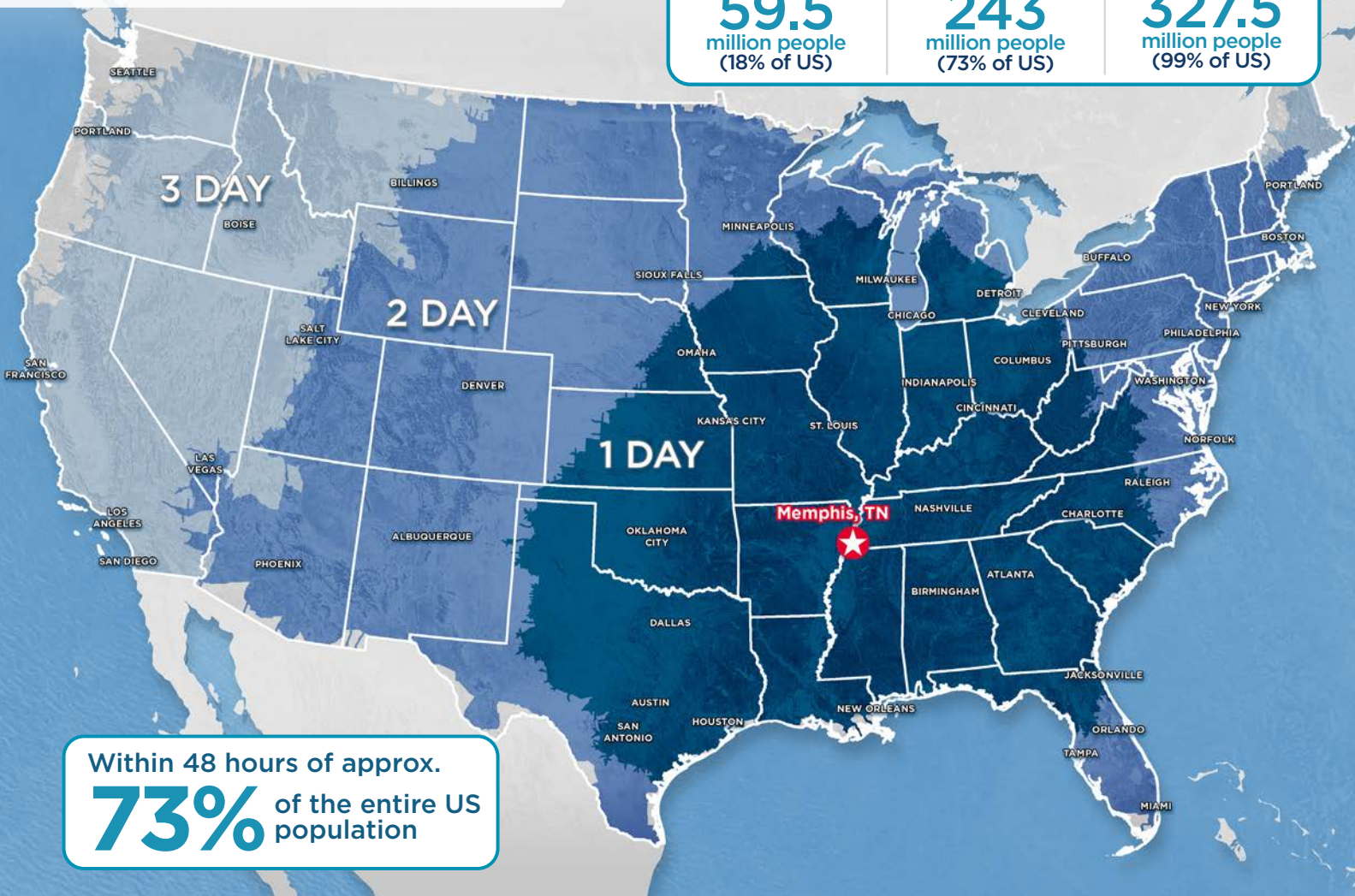
PRIME LOCATION

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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