

FULLY CONDITIONED INDUSTRIAL BUILDING

3131 APPLING ROAD

BARTLETT, TN 38133



LEASE OPPORTUNITY



+/- 205,277 SF AVAILABLE PRIME NORTHEAST LOCATION



PROPERTY HIGHLIGHTS

- 205,277 SF
- 24,904 sf office plus 12,069 sf mezzanine office
- 100% HVAC
- 24' clear height in most of the space; 16.5' clear in 22,400+/- sf
- 40' x 40' column spacing
- 30 docks (28 with dock levelers)
- 171+/- Parking Spaces
- One 14' x 14' drive-in door
- 110' truck court
- New TPO Roof Overlay
- 2 gpm/1,500 sf Wet Sprinkler System
- Constructed in 1988

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SPACE AVAILABLE



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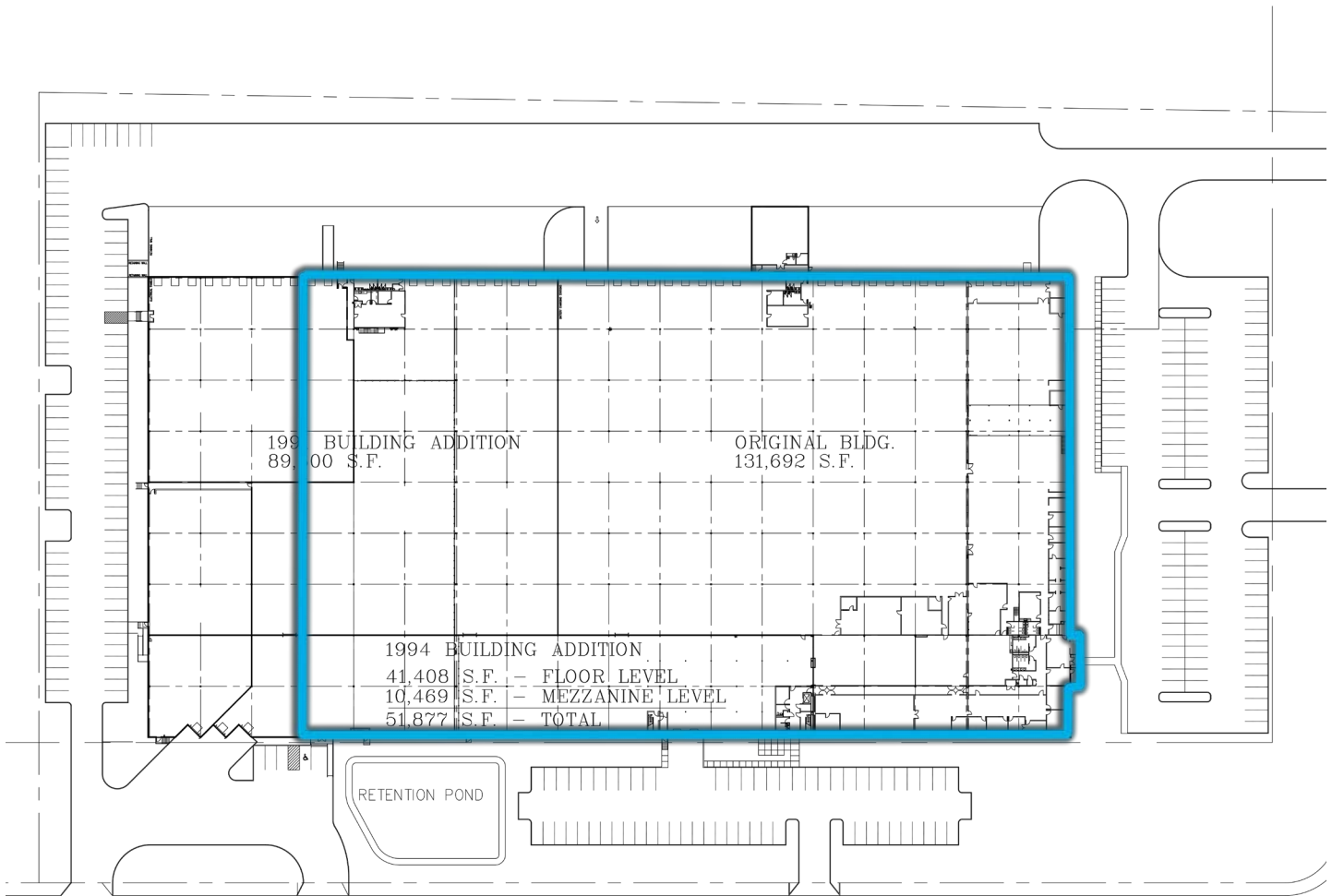
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FLOOR PLAN



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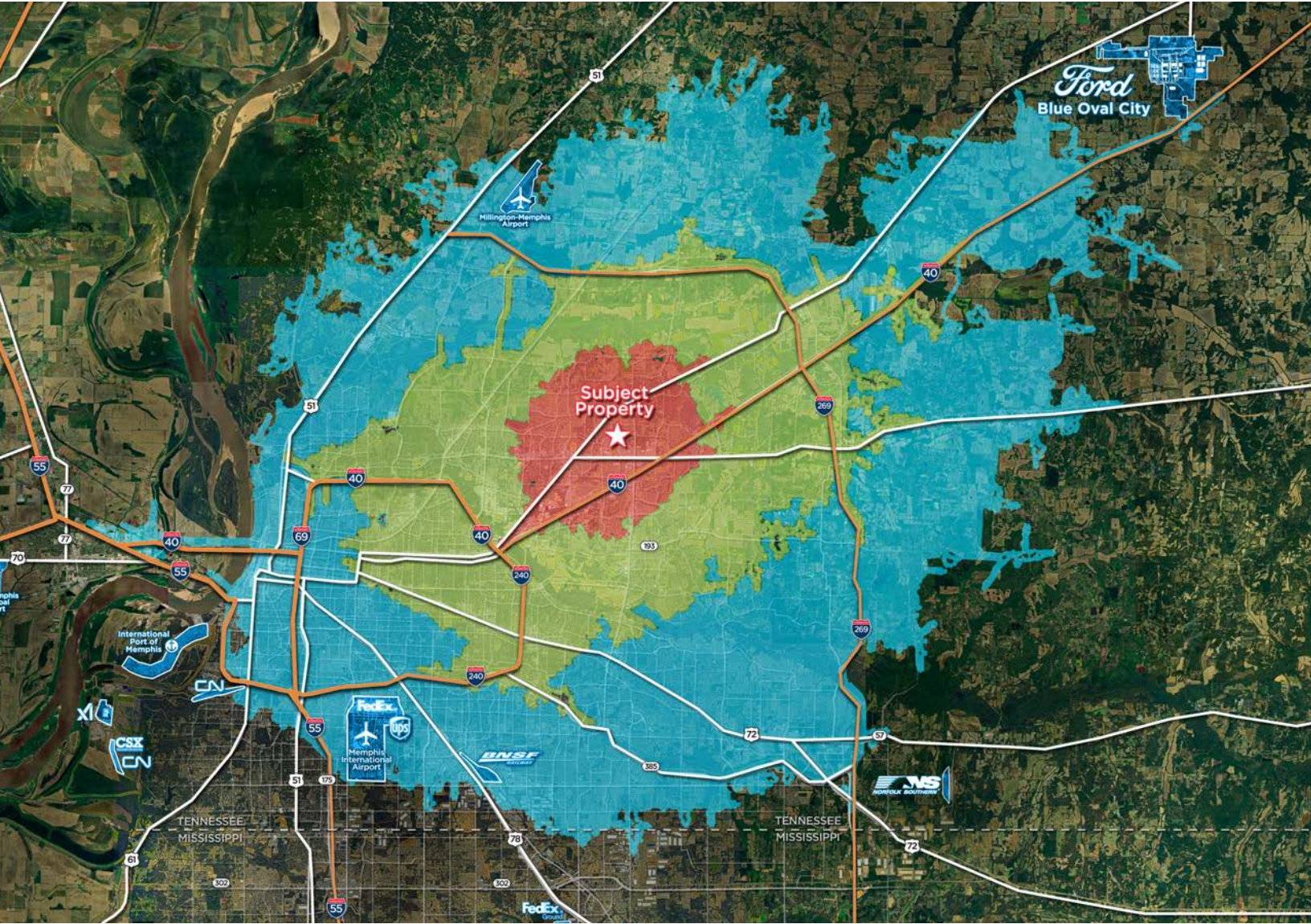
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DRIVE TIME MAP



	10 MINS		20 MINS		30 MINS		
	28 MINS	31 MINS	6 MINS	10 MINS	30 MINS	40 MINS	30 MINS
	21 MILES	19 MILES	2 MILES	5 MILES	25 MILES	24 MILES	27 MILES

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CUSHMAN &
WAKEFIELD



COMMERCIAL
ADVISORS

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CITY OF BARTLETT INFORMATION

About Bartlett, TN



Located in the geographic center of Shelby County, Bartlett sits directly adjacent to Memphis in southwest Tennessee and remains one of the region's most desirable suburban communities. Residents enjoy convenient access to Interstates 40 and 240, along with U.S. Highways 64, 70, and 79, providing quick connectivity to the entire Memphis metro area and the FedEx Global Hub. Quality-of-life amenities include the highly rated Bartlett City Schools, several private schools, multiple childcare centers, and a wide range of parks and recreational facilities. The City of Bartlett operates Singleton Community

Center, the Bartlett Recreation & Fitness Center, Bartlett Performing Arts & Conference Center, Bartlett Senior Center, and 24 city parks, offering robust programming for families and active adults. Bartlett is consistently ranked among Tennessee's largest cities, with a population of approximately 57,000 and a median household income of roughly \$100,000. In recent years, the Bartlett area has experienced hundreds of millions of dollars in new capital investment and significant job growth across key sectors.

Source: business.bartlettchamber.org

Business & Workforce

Northeast Shelby County offers one of the strongest and most reliable labor markets in the Memphis metropolitan area—recognized for its skilled workforce, educational attainment, and strong work ethic. Employers benefit from a broad mix of technical, professional, and managerial talent supported by regional higher-education institutions and the Tennessee College of Applied Technology (TCAT) Bartlett campus. The region's economic base is anchored by major primary industries, including medical device manufacturing, pharmaceuticals, healthcare, logistics, hospitality, agribusiness/food processing, IT services, and general electronics. Many companies located along the I-40 Corridor operate as regional, national, or international headquarters, with several homegrown firms having expanded into multi-million- and billion-dollar operations. The area continues to foster strong entrepreneurial growth, with a workforce exceeding 180,000 across the northeast Shelby County trade area. Educational attainment remains high: more than 90% of residents hold a high school diploma, and over 50% possess college experience, including associate, bachelor's, and advanced degrees—reflecting a diverse, educated, and highly dependable labor pool.



[Click here](#) for a list of medical device companies in Bartlett

[Click here](#) for map of medical device companies in Bartlett

Source: business.bartlettchamber.org

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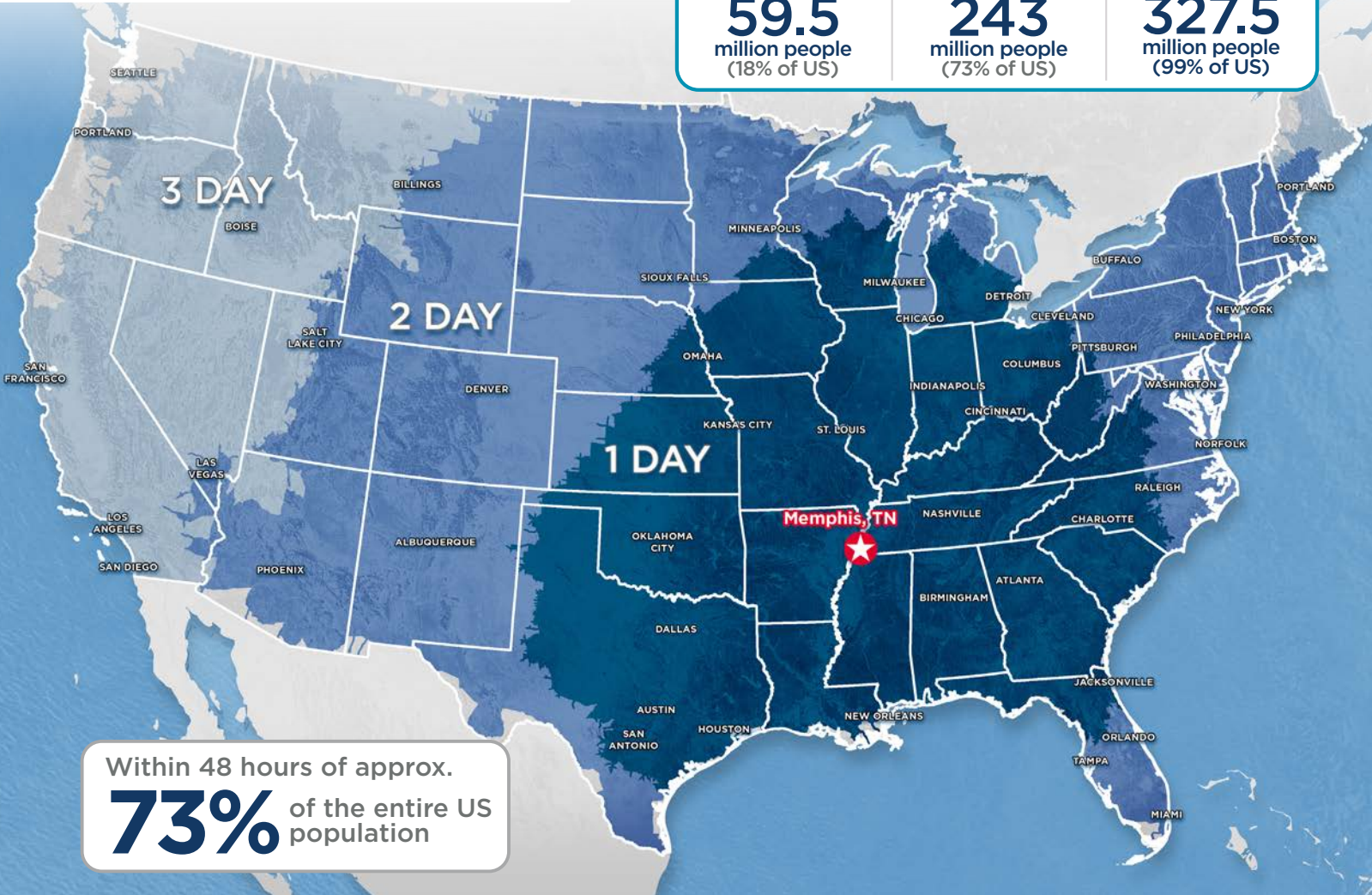
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PRIME LOCATION

NATIONAL DRIVE TIME		
1-DAY DRIVE	2-DAY DRIVE	3-DAY DRIVE
59.5 million people (18% of US)	243 million people (73% of US)	327.5 million people (99% of US)



Within 48 hours of approx.
73% of the entire US population

MEMPHIS, TN AMERICA'S DISTRIBUTION CENTER



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