FOR SALE OR LEASE

GOODLETT FARMS

OFFICE PARK

1900 Charles Bryan Rd

Cordova, TN 38016



UNIQUE OFFICE PARK OPPORTUNITY

130,098 SF AVAILABLE

PROPERTY HIGHLIGHTS

Building

- 3 Dock Doors with Pit Levelers
- Freight Elevator
- 24/7 HVAC
- Wet Sprinkler
- Parking Ratio: 4.00/1,000 SF

Security:

- 24/7 Secure Access
- Fenced and Secure Property
- Building Cameras with Every Entrance Tracked
- New LED Lights Covering Parking Lot

Generator:

- 2 Units On Site
  - 500 KW per unit
- Closed Transition Switch Gear
- Holds enough fule to sustain the property for three solid days

Luke Jensen, SIOR
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Senior Associate
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COMMERCIAL ADVISORS

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OFFICE PARK

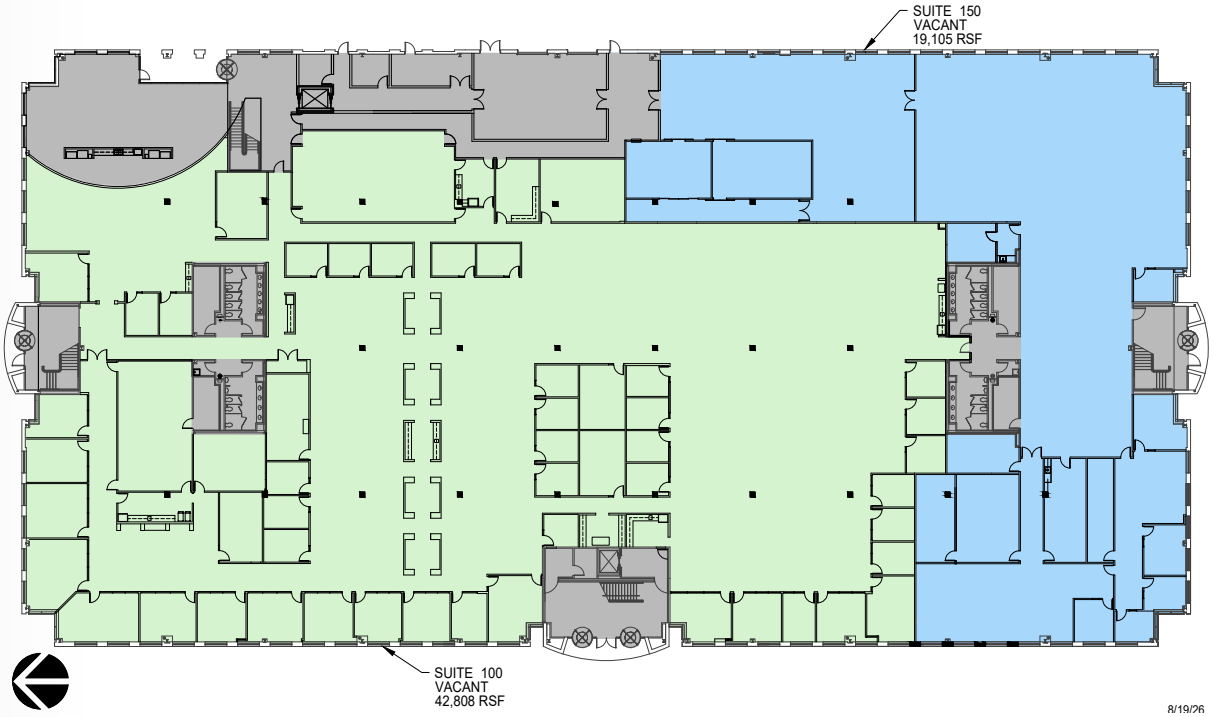
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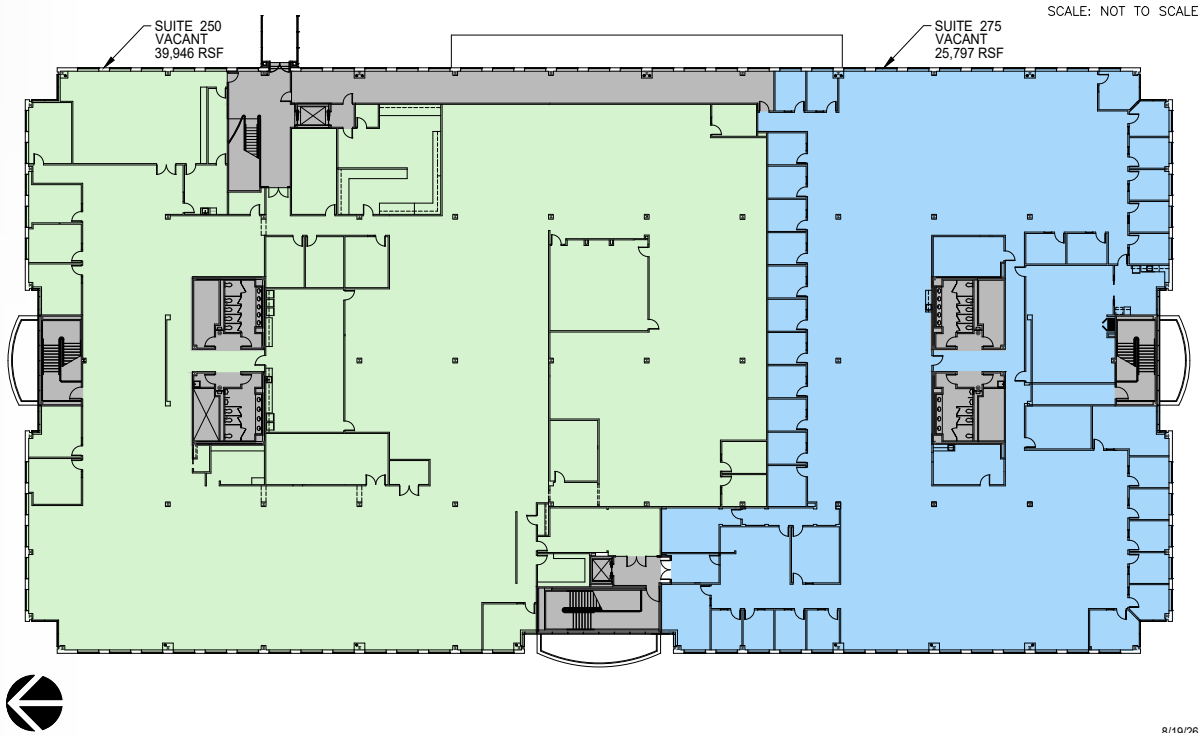
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OFFICE SPACE **FOR SALE OR LEASE**

1ST FLOOR PLAN



2ND FLOOR PLAN



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PROPERTY PHOTOS













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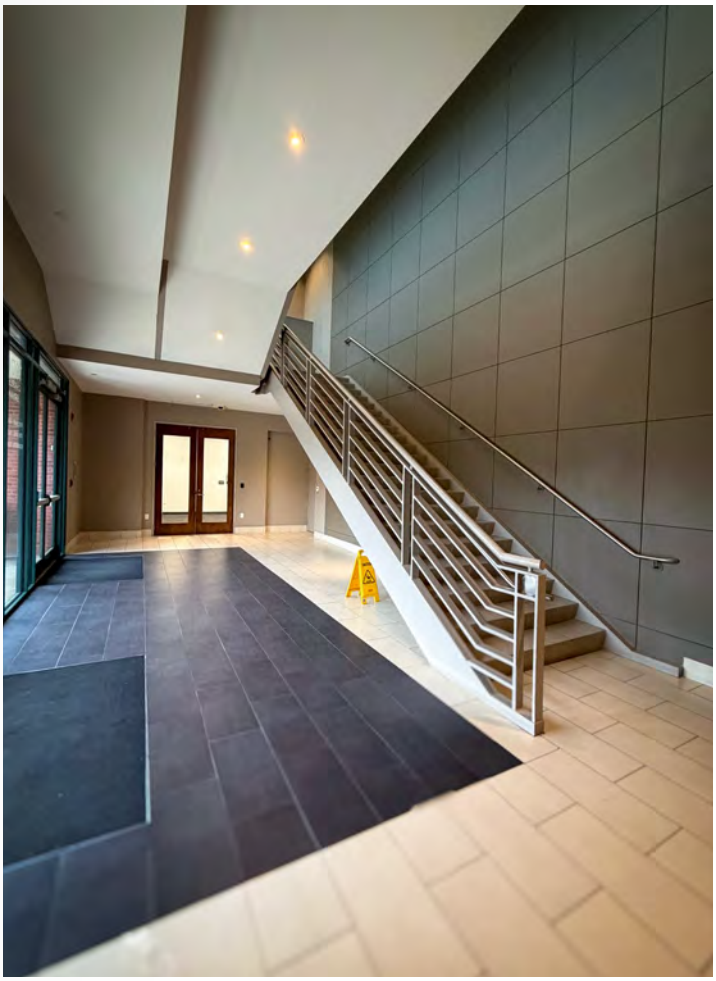
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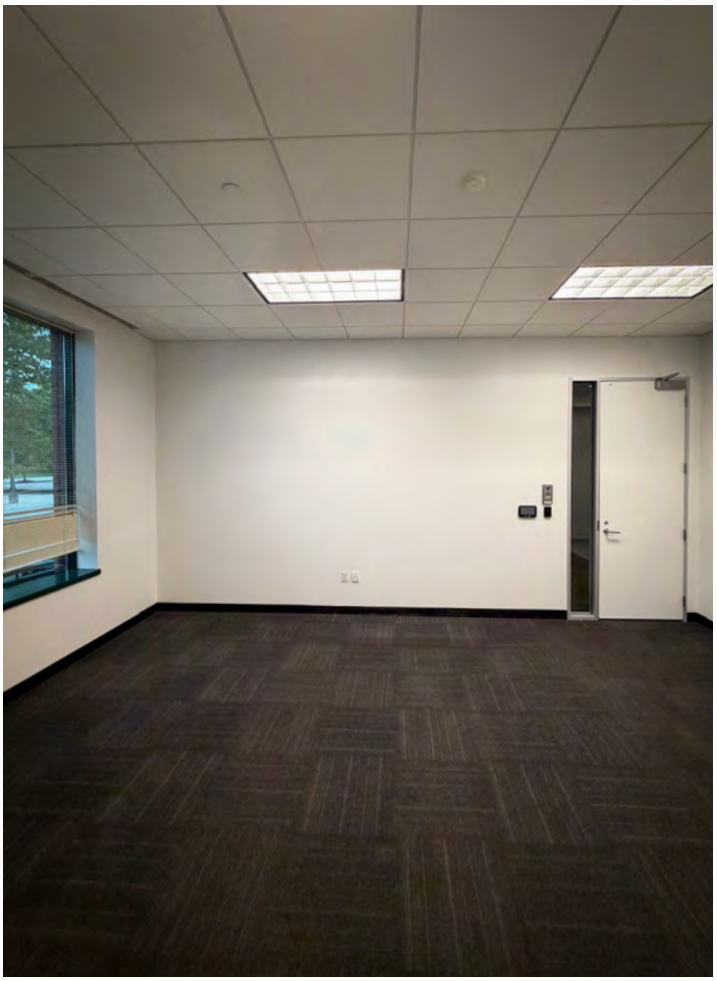
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PROPERTY PHOTOS







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CORPORATE NEIGHBORS



Goodlett Farms is a corporate park in the Memphis and Shelby County area. It's a mix of Fortune 500 companies, locally owned businesses, and high-end commercial and office facilities located next to I-40.



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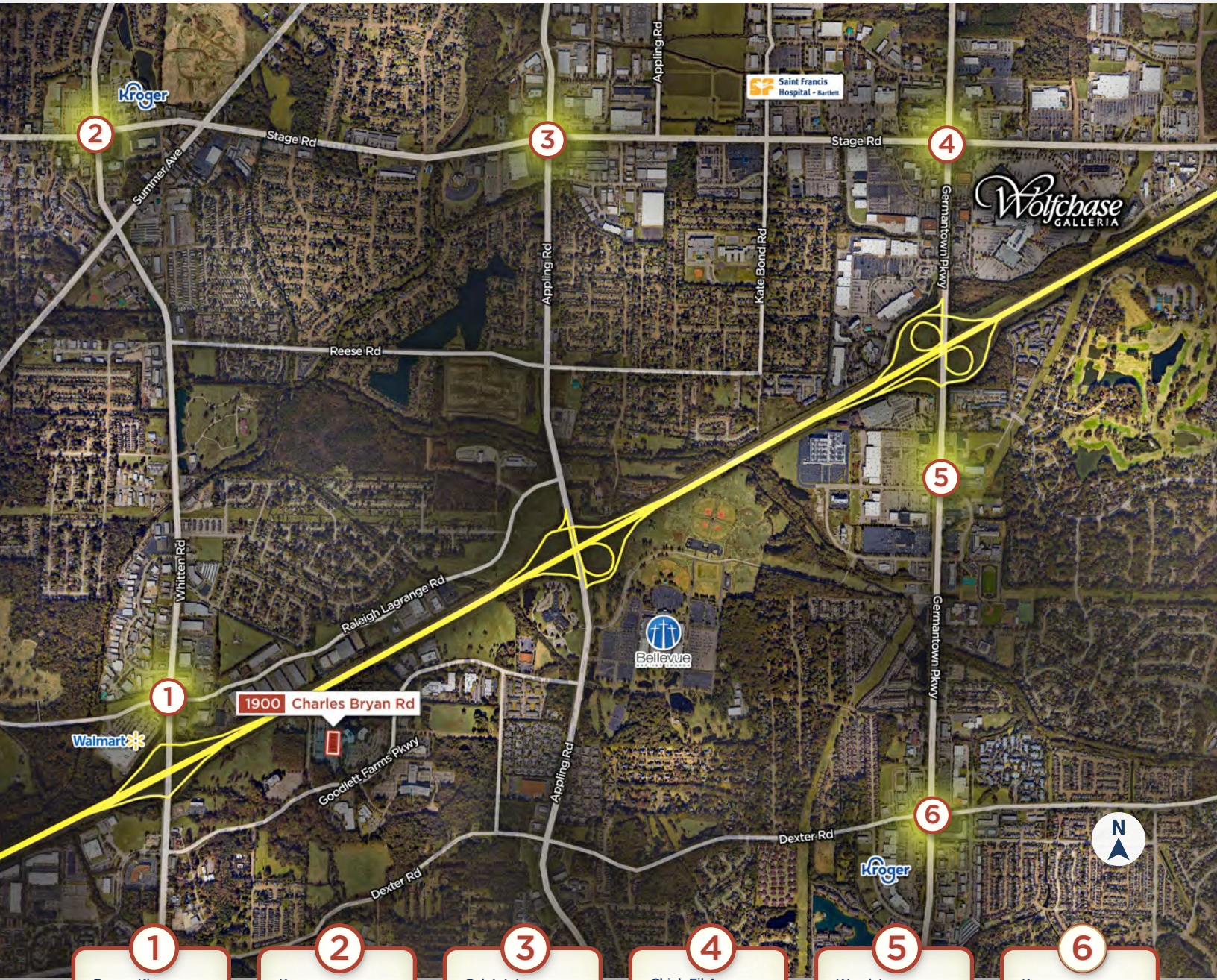
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LOCAL AMENITIES



1
- Burger King
- Starbucks
- McDonald's
- Tacobell
- Hardee's
- 7 Brew Coffee
- Smoothie King
- Sidecar Cafe
- Dollar Tree
- Firestone
- Take 5 Oil Change
- Camp Bow Wow

2
- Kroger
- Burger King
- Tacobell
- Starbucks
- Chick-fil-A
- Five Guys
- Cicis Pizza
- McAlister's Deli
- Noodles Asian Bistro
- Hollywood Feed
- O'Reilly Auto Parts
- ALDI
- CVS Pharmacy

3
- Coletata's
- El Mezcal
- Lennys Grill & Subs
- Firehouse Subs
- Eastend Grill
- Malano's Pizza
- NAPA Auto Parts

4
- Chick Fil A
- J. Alexander's Restaurant
- Cheesecake Factory
- Target
- Home Depot
- Gus's World Famous Fried Chicken
- Buffalo Wild Wings
- Olive Garden
- Starbucks

5
- Wendy's
- Costco Gas Station
- DeeO's Seafood
- Pyro's Fire Fresh Pizza
- Waffle House
- Gimme Sugar Bakery
- TownePlace Suites by Marriott

6
- Kroger
- Huey's Cordova
- Corky's Ribs & BBQ
- Margaritias of Cordova
- La Hacienda
- Bombay House
- Burger King
- McDonald's
- Guthrie's Chicken
- Arby's
- Dixie Queen
- Great Clips