

FOR SUBLEASE
DISTRIBUTION SPACE



4791 BURBANK RD

UP TO 37,500 SF
AVAILABLE

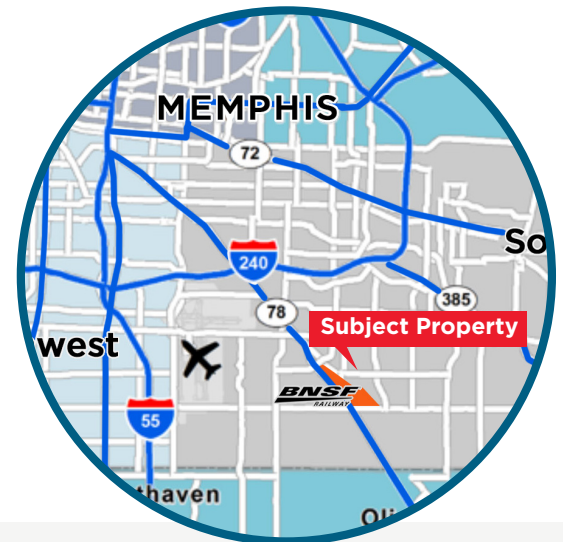
Memphis, TN 38118



UP TO 37,500 SF AVAILABLE SUBLEASE OPPORTUNITY

Building Highlights:

- Located in the Outland Business Center
- 126,000 SF total building
- 28' clear height
- Class IV sprinkler
- Immediately off Perkins Road, providing quick access to key logistics drivers of Highway 78/Lamar Ave, the BNSF Intermodal and the Memphis International Airport



Space Highlights

- Up to 37,500 SF available through July 31, 2029
- Flexible size from 18,750 to 37,500 SF
- Available space is warehouse only, but office area can be included
- 8 dock-high doors (6 with pit levelers)
- Ample auto parking or outdoor storage area

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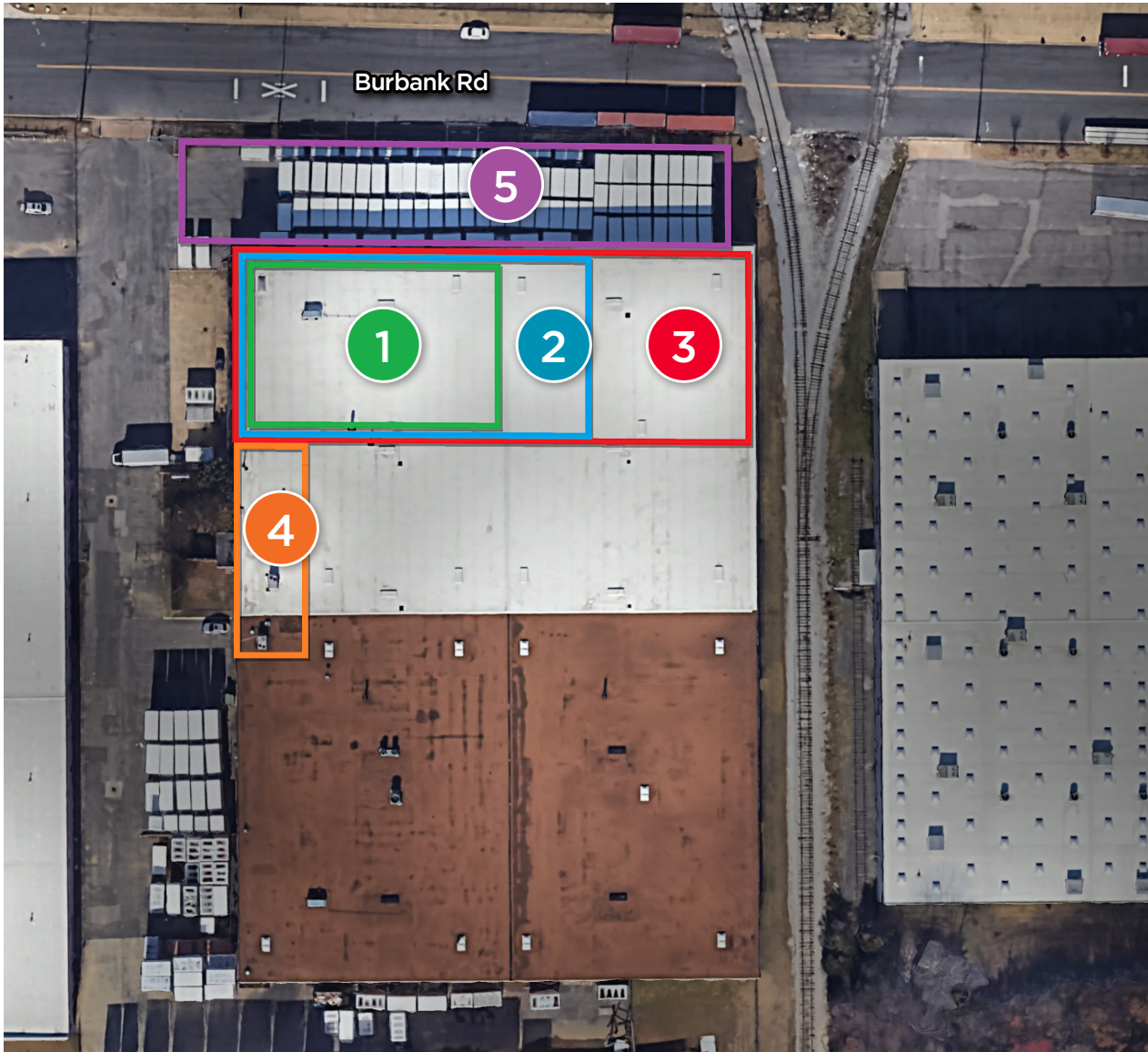
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SITE PLAN

UP TO 37,500 SF AVAILABLE



1	18,750 SF
2	23,437 SF
3	37,500 SF

4	Office Area
5	Auto parking or outside storage area

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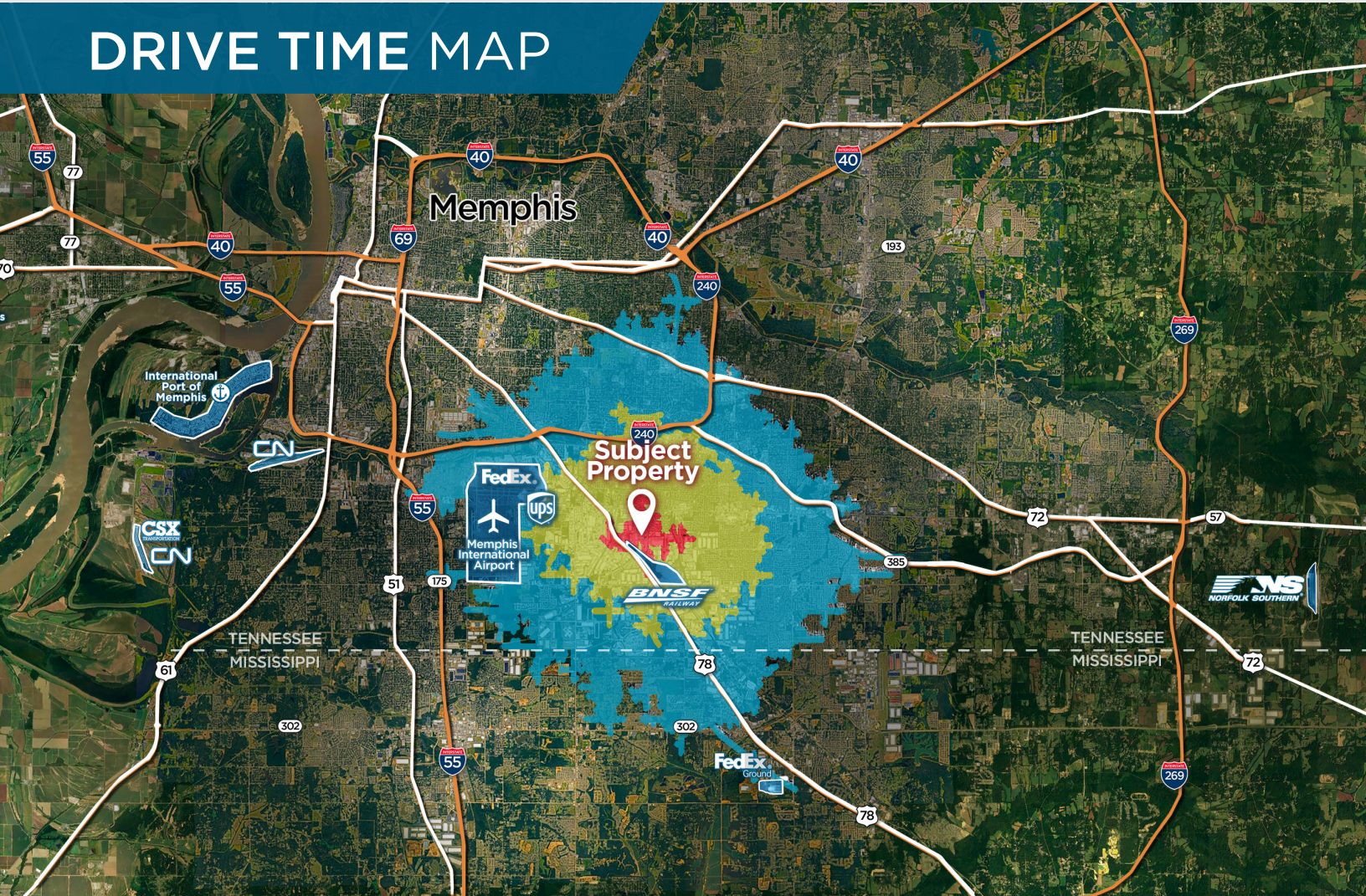
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DRIVE TIME MAP



Greater than 90% of the world's GDP is within 72 hours of Memphis
 75% of the U.S. population is within a 2 day drive (22 hours)



- 5 MINS
- 10 MINS
- 15 MINS

14 MINS	4 MINS	16 MINS	16 MINS	36 MINS	17 MINS	46 MINS
8 MILES	2 MILES	11 MILES	11 MILES	23 MILES	10 MILES	42 MILES

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NATIONAL DRIVE TIME

1-DAY DRIVE

59.5
million people
(18% of US)

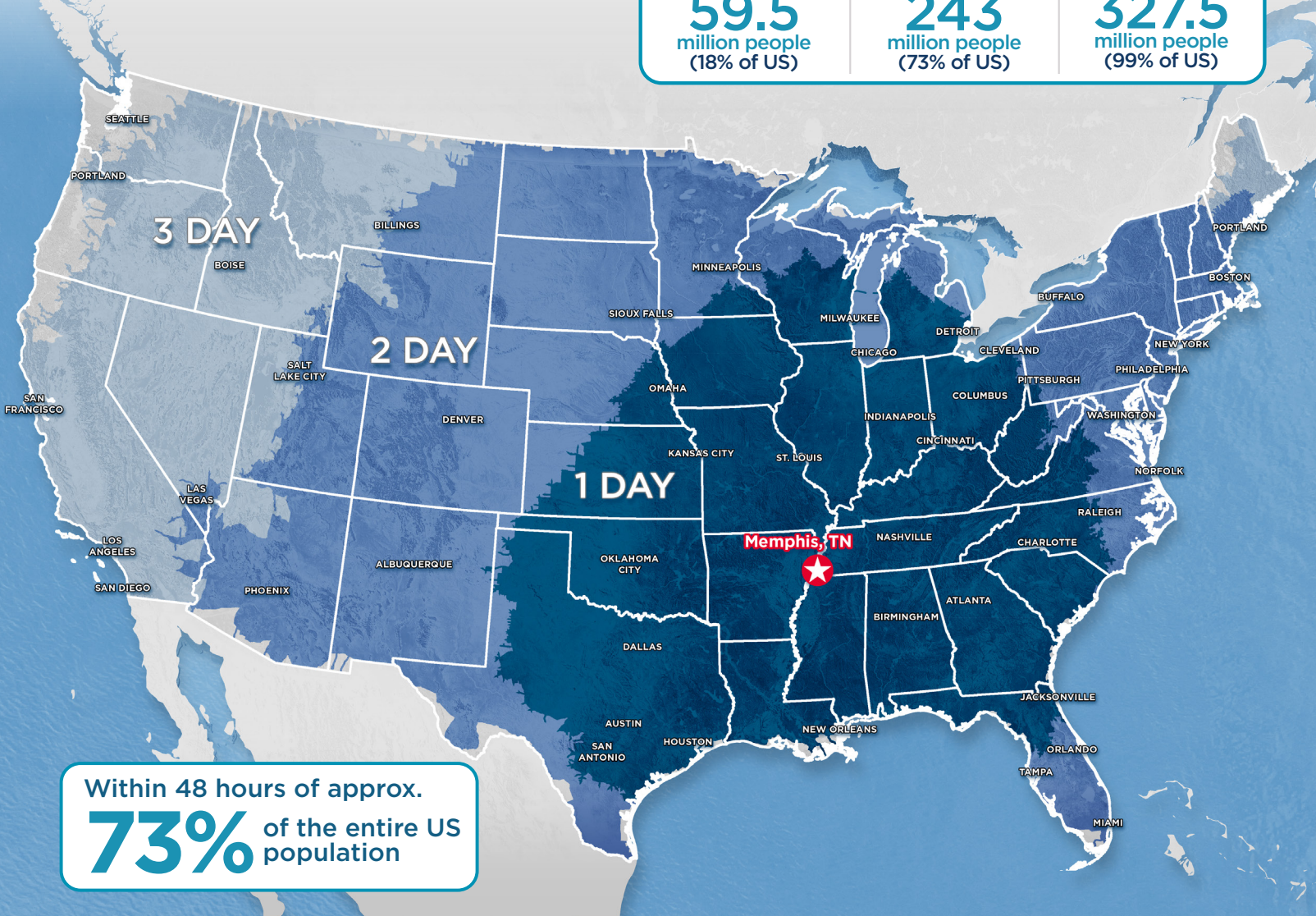
2-DAY DRIVE

243
million people
(73% of US)

3-DAY DRIVE

327.5
million people
(99% of US)

PRIME LOCATION



MEMPHIS, TN AMERICA'S DISTRIBUTION CENTER



1st

Largest Cargo Airport in the US



3rd

Busiest Trucking Corridor



5

Class 1 Railroads



5th

Largest Inland Port in the US

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