



INTERCHANGE

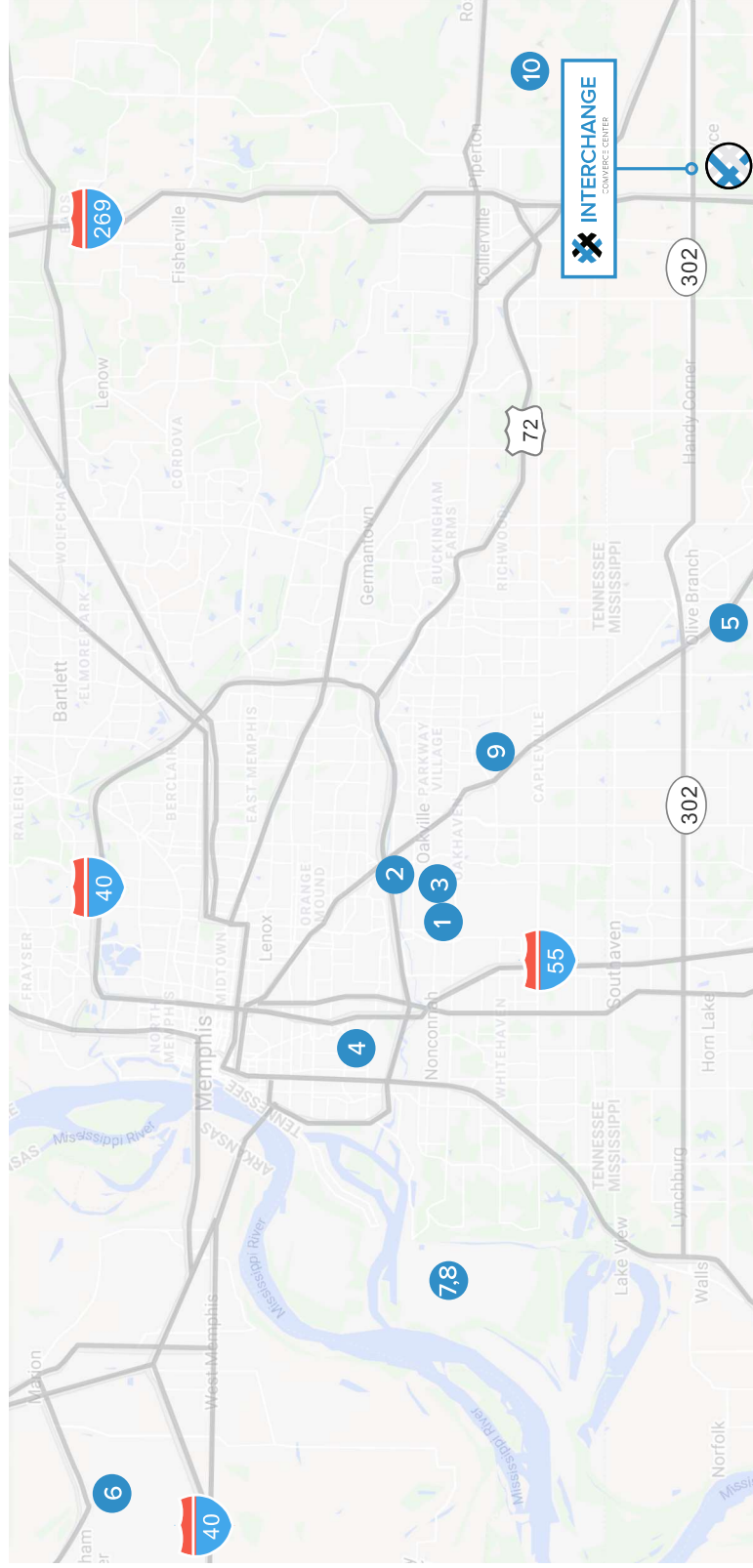
COMMERCE CENTER



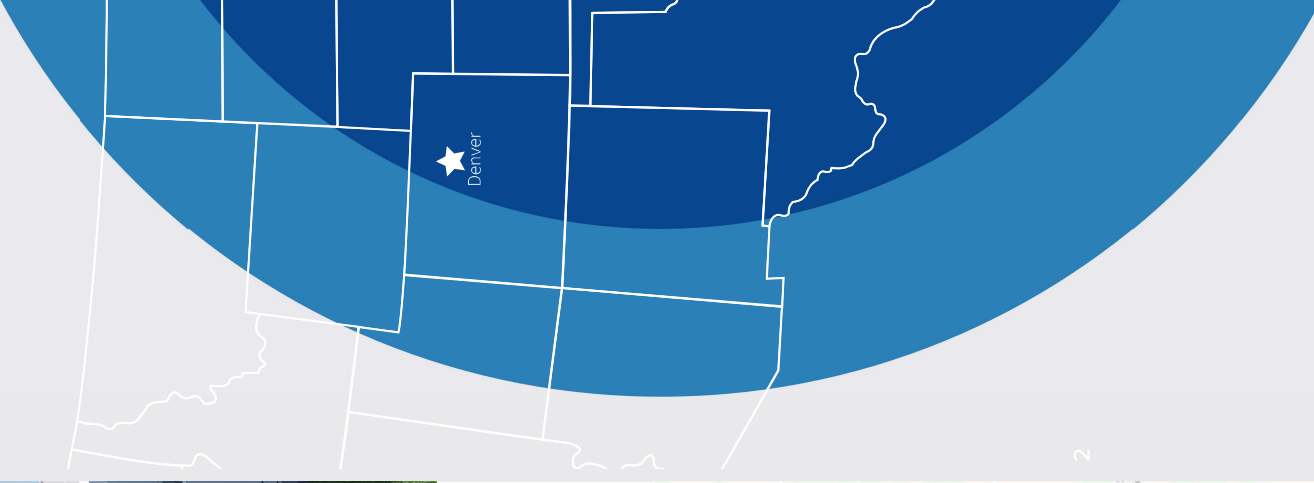


LOCATION HIGHLIGHTS

Interchange Commerce Center is **CONVENIENTLY LOCATED** near I-269, which provides easy access from all areas in the Memphis MSA. In addition, I-269 connects all interstate and highway systems in the region creating fantastic logistics connectivity.

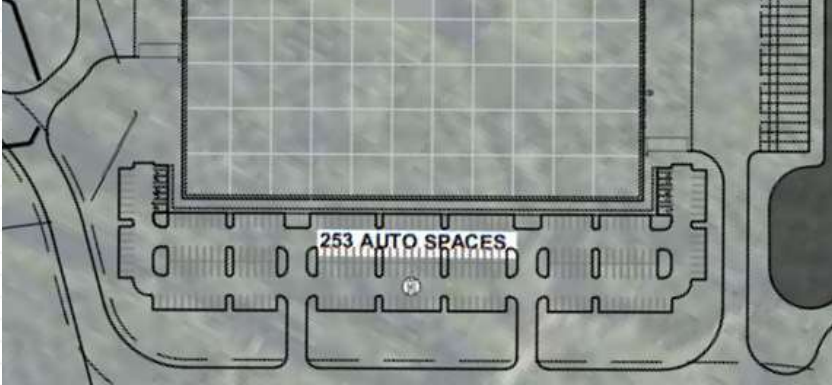
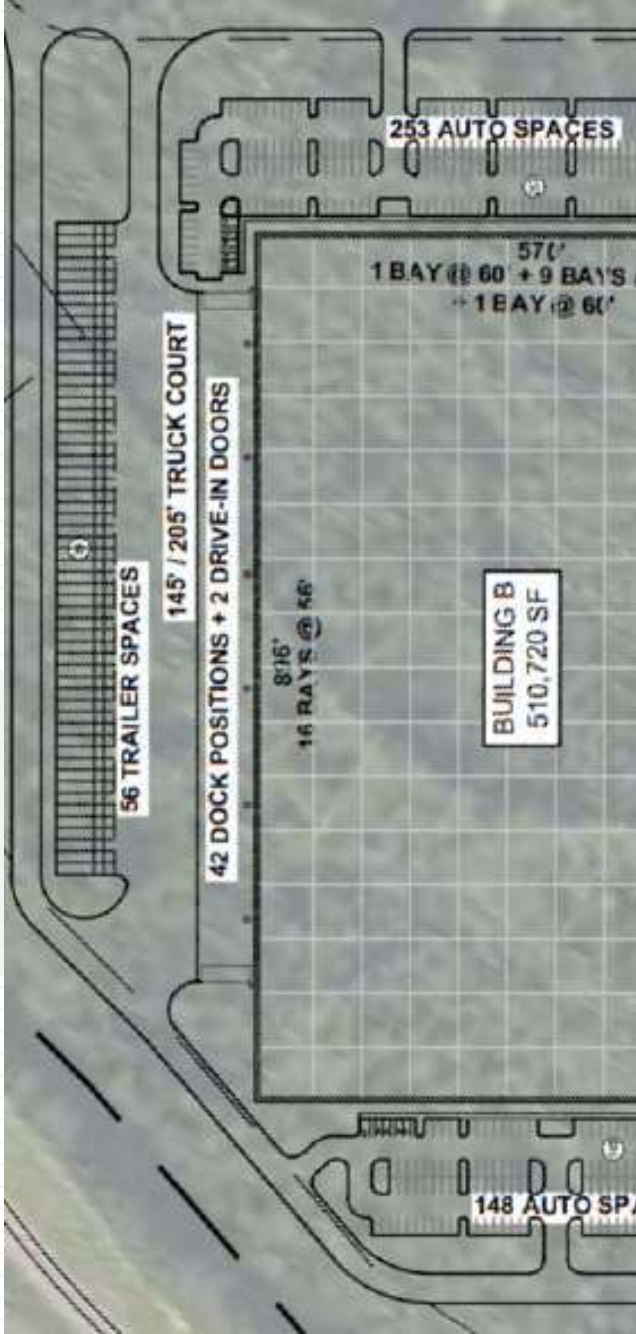


DRIVE TIMES



Building A – 798,000 SF (Available Q2 2023)

Building SF	798,000 SF
Office SF	BTS
Building Depth	570'
Column Spacing	56' x 50' (60' Speed Bays)
Clear Height	40'
Dock Doors	139 (Cross Dock)
Drive-in Doors	4
Truck Court Depth	205'
Sprinkler	ESFR
Lighting	BTS
Power	6,000 amps
Auto Parking	466
Trailer Parking	155
Zoning	I-1 (Light Industrial)
Slab Thickness	7"
Roof	45 mil



Building B – 510,720 SF

- Building SF
- Office SF
- Building Depth
- Column Spacing
- Clear Height
- Dock Doors
- Drive-in Doors
- Truck Court Depth
- Sprinkler



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SCANNELL
PROPERTIES

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