

647,900 SF Available For Sublease

4795 Imagination Drive | Memphis, TN 38118



CBRE

Property Overview

Class A 647,900sf distribution facility on +/- 46.39 acres. Available for occupancy in February 2024 with a lease expiration date of August 2025.

The property is located in the heart of Southpoint Distribution Center, a 177-acre professionally planned industrial business park consisting of approximately 3.4 million square feet of industrial space located adjacent to major trucking routes (Interstates 40, 240 and 55) and the BNSF Intermodal facility.

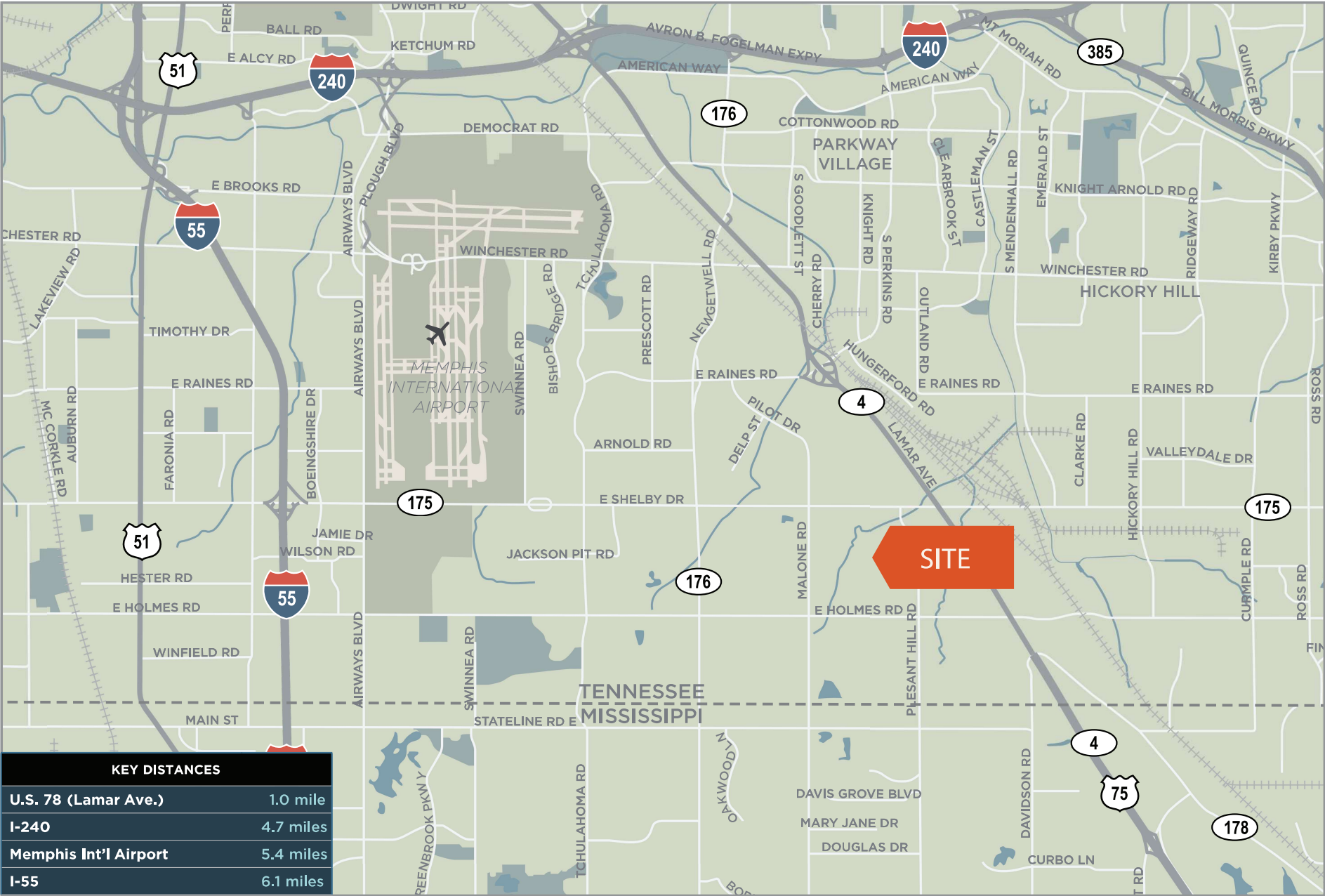


Building Features

Term Expires	8/2025
Building Size	647,900 SF
Completion Date	1996
Building Configuration	Rear
Building Depth	418' - 798'
Clear Height	25' - 34'
Column Spacing	38' x 50'
Auto Parking	400, including 9 HC plus 320 under construction
Truck Courts	220' with 60' concrete apron
Dock Loading	50 dock high doors
Drive-in Loading	1 drive in door
Trail Storage	78 spaces in the rear of the south truck court
Zoning	I-L
Power	277/480 volts, three phase, four wire



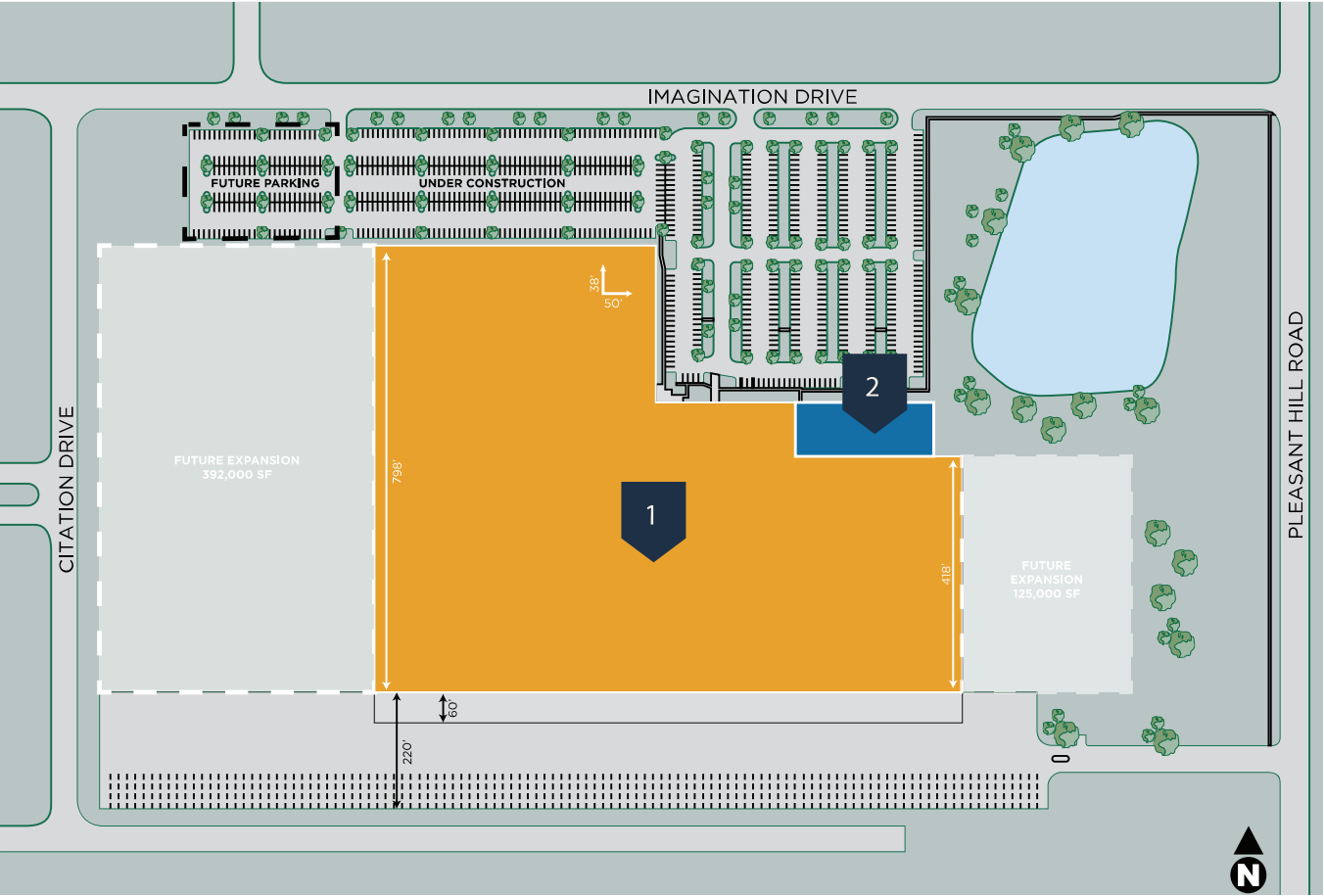
Area Map



Aerial



Site Plan



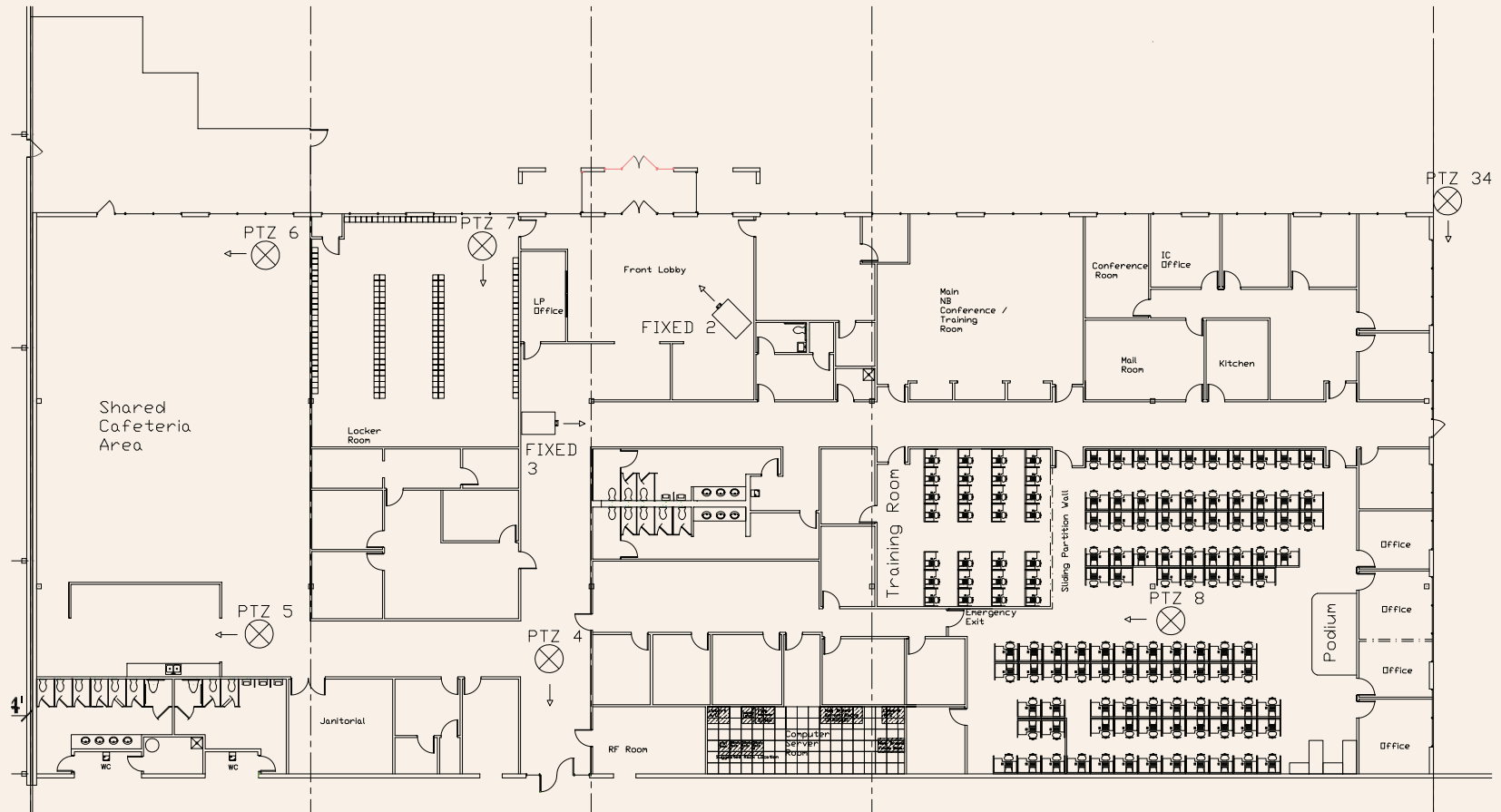
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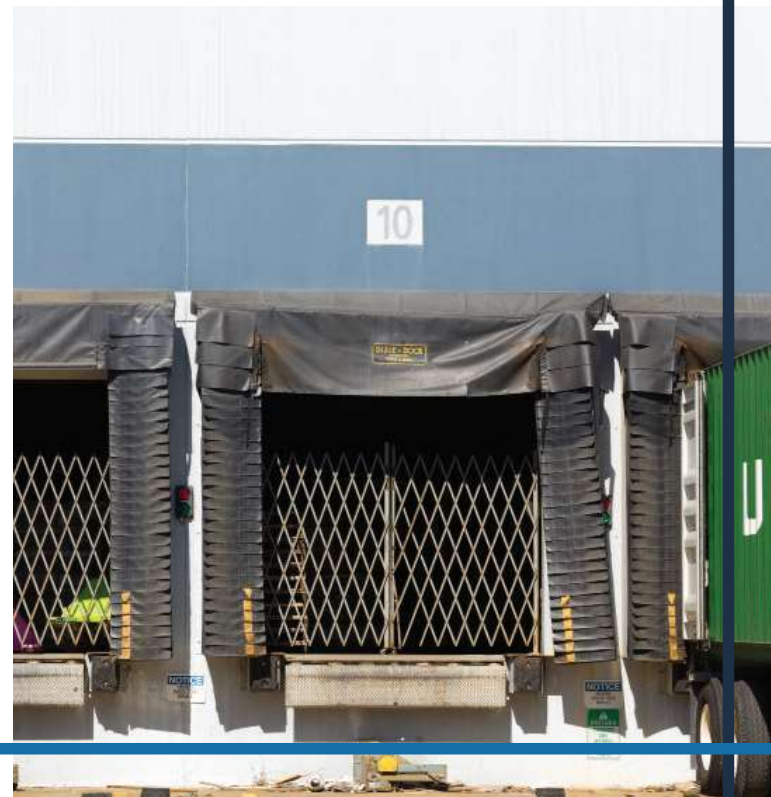
Distribution Bldg
647,900 SF

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Office
25,000 SF

Office Floor Plan





For more information,
please contact:

Jim Mercer

Senior Vice President

+1 901 260 1031

james.mercer@cbre.com

Jacque Beeson

Senior Vice President

+1 901 260 1090

jacque.beeson@cbre.com

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