



5106 TRADEPORT DRIVE

MEMPHIS, TN
38141

FOR LEASE

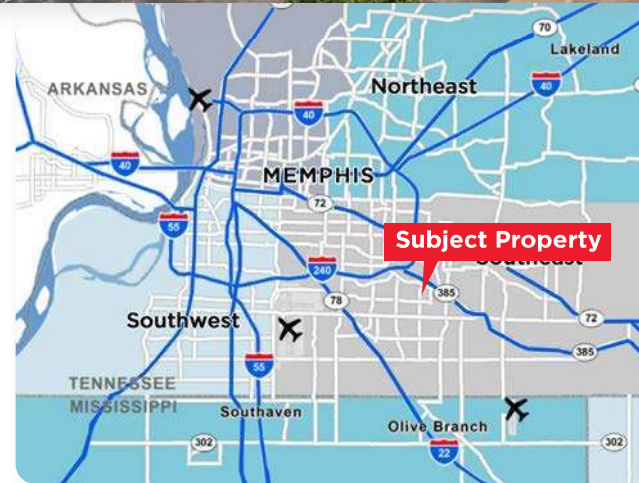


PROPERTY HIGHLIGHTS

+/- 35.66 ACRES • 787,000 SF

BUILDING HIGHLIGHTS:

- Clear height: 30-32'
- Dock-High Doors: 20 (Additional doors can be added)
- Parking places: 393
- Class A manufacturing and logistics facility
- Fully air conditioned and humidity-controlled production area
- Current infrastructure would suit advanced manufacturing, automotive, food processing, pharmaceutical or bio-tech tenant
- 35,000 SF office including a 272 seat training center and break areas
- Operates as an FDA-certified facility



- Easy access to Memphis International Airport, FedEx World Hub, and BNSF Intermodal Facility

STRONG INDUSTRIAL SUBMARKET FUNDAMENTALS

The Southeast Submarket is a dominant submarket in the Mid-South and is home to the BNSF Intermodal Facility. Its strategic location provides easy access to major highways like I-55, I-240, and I-40.



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MANUFACTURING
FACILITY OPPORTUNITY

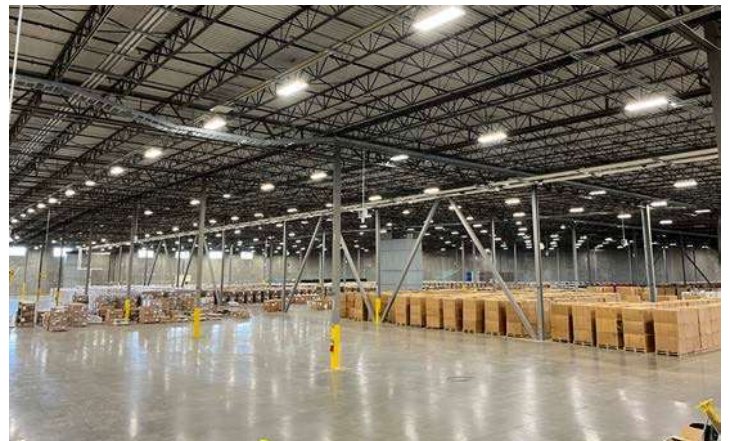
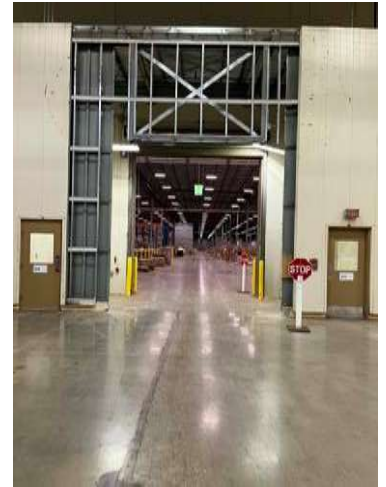


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COMMERCIAL
ADVISORS

THE SPACE



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WAKEFIELD**



COMMERCIAL ADVISORS

US Hwy 78	46,041 VPD
E Holmes Rd	24,228 VPD
Hwy 305	23,000 VPD
Hickory Hill Rd E	16,940 VPD
Shelby Dr	28,625 VPD
Riverdale Rd	32,975 VPD



POWER

- 480v 3 phase
- Building specified for 4 x 4,000 amp services

TRANSFORMERS

- 2 x 3,000 KVA (each with 3,608 amp max capacity)
- 2 x 2,000 KVA (each with a 2,406 amp max capacity)

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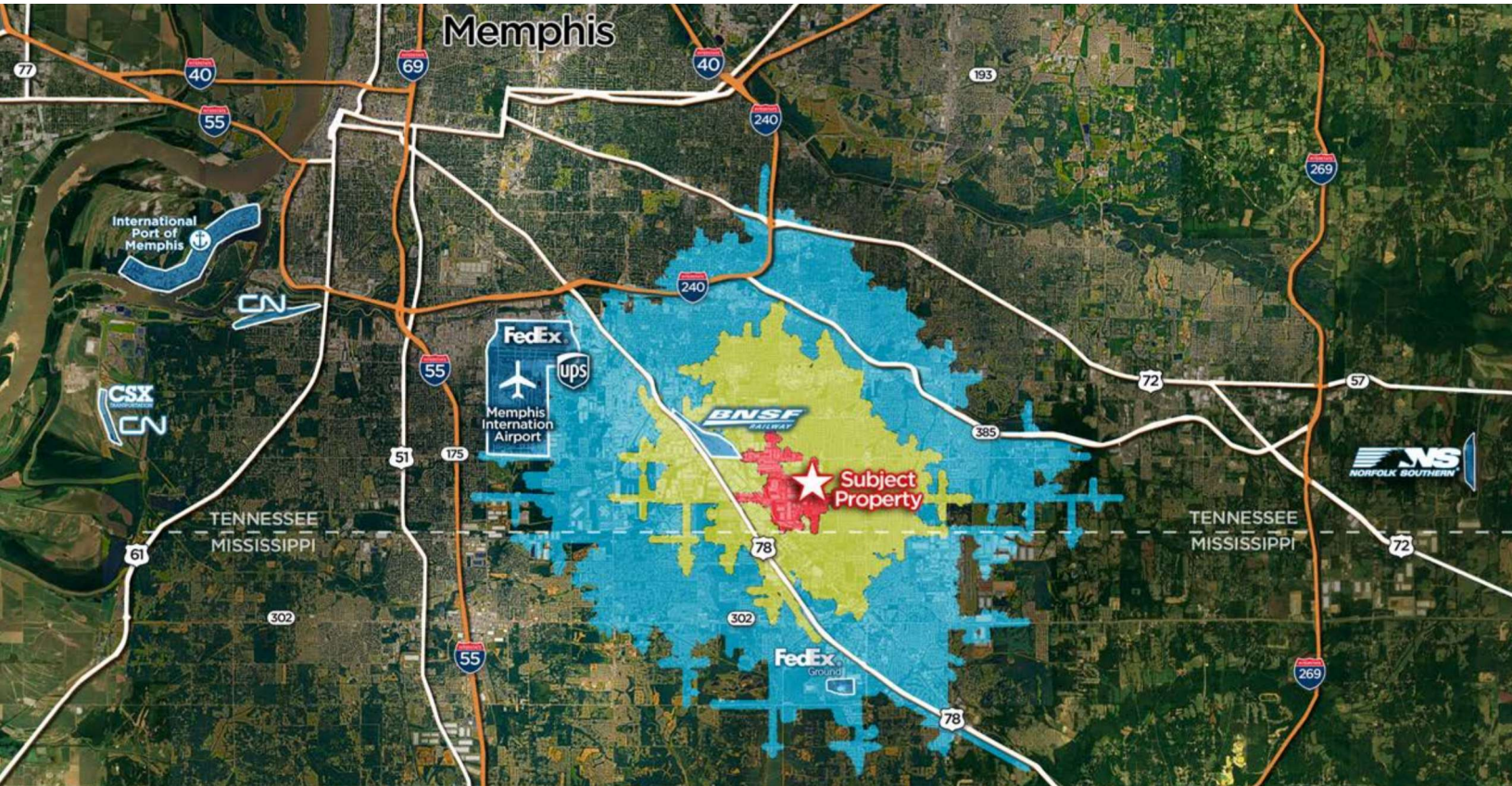
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ADVISORS

PRIME LOCATION

5 MINS

10 MINS

15 MINS



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)



18
MINS
9
MILES

9
MINS
4
MILES

24
MINS
16
MILES

22
MINS
12
MILES

32
MINS
21
MILES

7
MINS
15
MILES

48
MINS
44
MILES

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