

# 760,000 Sq. Ft. AVAILABLE Prime Location – Southeast Memphis



**4300 New Getwell Rd, Memphis, TN 38118**



## Building Features:

|                   |                           |
|-------------------|---------------------------|
| Total Size:       | 760,000 Sq. Ft. Available |
| <b>Section A:</b> | 252,685 Sq. Ft.           |
| Dock Doors:       | 24                        |
| Ceiling Clear     | 21'-22'                   |
| <b>Section B:</b> | 161,332 Sq. Ft.           |
| Dock Doors:       | 33                        |
| Ceiling Clear     | 21'-22'                   |
| <b>Section C:</b> | 289,003 Sq. Ft.           |
| Dock Doors:       | 43                        |
| Ceiling Clear     | 28'                       |
| <b>Section D:</b> | 57,397 Sq. Ft.            |
| Dock Doors:       | 10                        |
| Ramp Door:        | 1                         |
| Ceiling Clear     | 28'                       |

Zoned: EMP (Lt. Industrial)

## Miscellaneous:

- T-5 Lights with motion sensors
- Abundant Trailer parking and drop lot space available
- Sprinkler Density-Sections A&B: 0.6 gpm/sf x2000 sf with 500 gmp hose allowance; Sections C&D: ESFR k-14 at 75 psi with 250gmp hose allowance.
- Close Proximity to the Memphis International Airport & BNSF Intermodal Rail Yard
- Easy Access to Highway 78, I-240 & I-55

# Memphis Commercial & Industrial

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