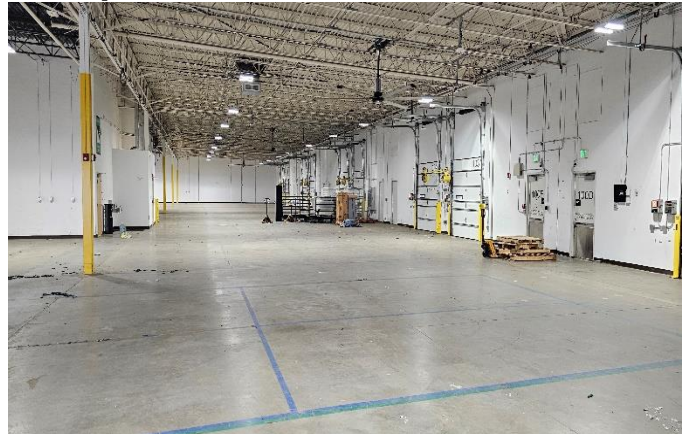


# 23,871 Sq. Ft. AVAILABLE Prime Location – Southeast Memphis



4477 Winchester Rd, Memphis, TN 38118



## Building Features:

Total Sq. Ft: 23,871 Sq. Ft. (100% HVAC)  
Warehouse: 20,371 Sq. Ft.  
Office: 3,500 Sq. Ft.  
Dock Doors: 10 (8' x 8')  
Grade Level Door: Can be added  
Ceiling Clear: 18'  
Zoned: EMP (Lt. Industrial)

## Miscellaneous:

- Easy access to Lamar/Hwy 178
- LED Lights with motion sensors
- Large Overhead warehouse Fans
- Great Street presence on Winchester Road
- 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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