



Gateway Industrial Park

Jackson Avenue @ Farmville Road · Memphis, TN 38122



- 1.5 Million SF of Industrial Space
- Small freestanding and larger multi-tenant buildings
- Drive-in facilities available
- Some outside storage areas

Gateway Industrial Park in Memphis, America's Distribution Center is centrally located on Jackson Avenue two miles from I-240. Space is flexible and rates reasonable to meet your needs. Small freestanding buildings and larger multi-tenant buildings with docks are available. Several buildings at Gateway have drive-in capability and some have outside storage areas.

Market Information

Memphis, Tennessee is located near the geographic center of the country and has become known as "America's Distribution Center" through its superior distribution, logistics and transportation infrastructure. The Memphis International Airport is the world's busiest cargo airport, with 15 cargo airlines. Because of its river crossing, Memphis is a gateway city that plays a major role in national rail transportation with five Class I railroads converging in Memphis. The Port of Memphis located south of downtown is the second largest inland port on the Mississippi River and the fourth busiest in the country.

Over one million residents live in the Memphis area and over 8 million domestic and international visitors come to Memphis each year. Major areas of employment include distribution, financial services, healthcare, and retail. The international headquarters of FedEx employs 30,000 people in the region, more than any other single business. Additionally, the NBA Memphis Grizzlies were established in 2002 and recently opened their new stadium, the FedExForum.

In addition to its superior infrastructure, Memphis is recognized for its vibrant and growing downtown. Memphis is known for its music that is a mixture of blues, rock and roll, R & B, and gospel that creates an infectious blend of soul and sensation unique to the city. Many music festivals are held each year, including the Memphis in May Beale Street Music Festival which brings people from all over the world to the Bluff City.

MEMPHIS

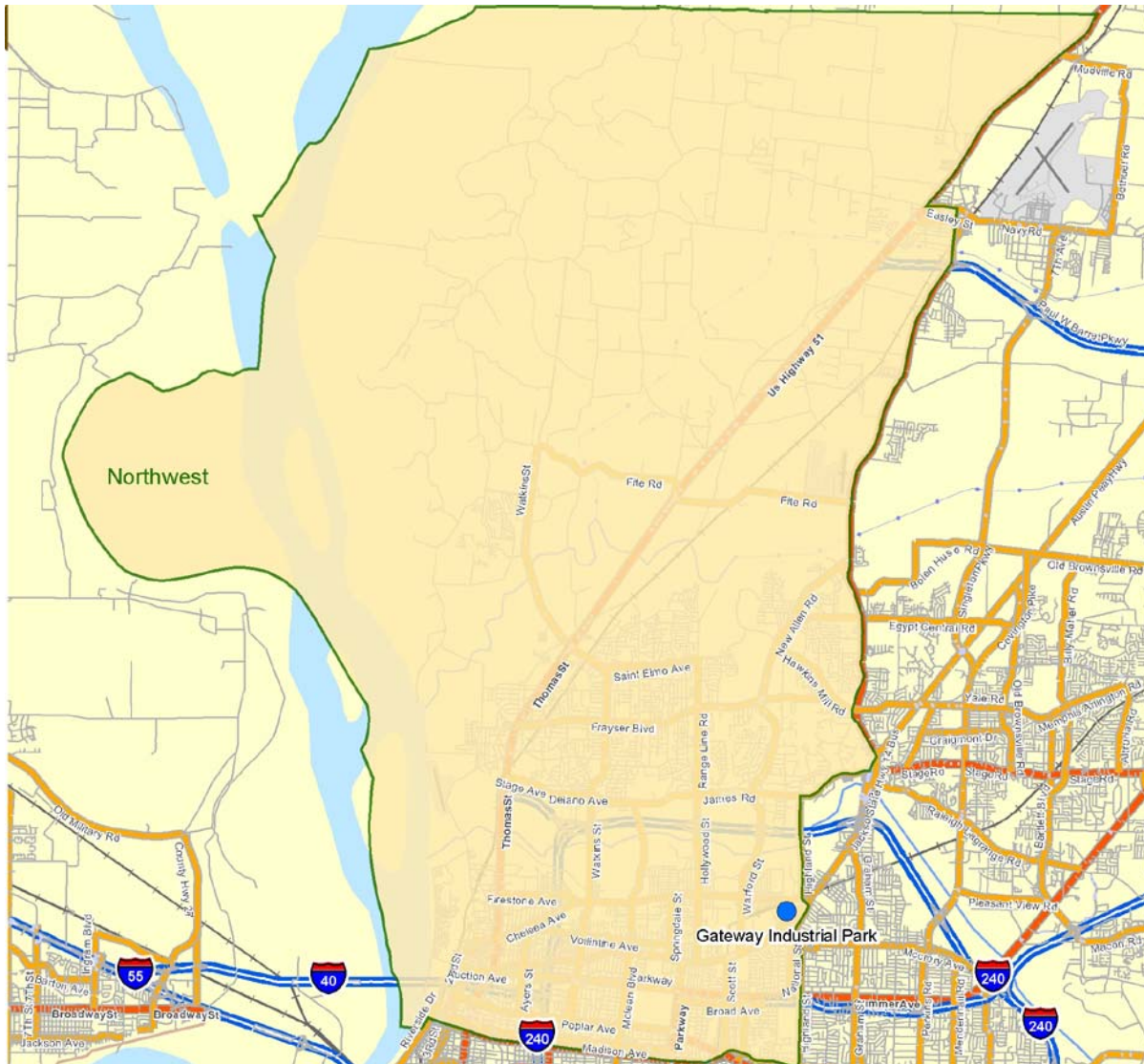




SubMarket Information

MEMPHIS · NORTHWEST · INDUSTRIAL

Contains all properties located east of the Mississippi River, north of Union Avenue, and west of Highland and East Parkway.





Gateway Industrial Park

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Available Units

<u>BUILDING</u>	<u>UNIT</u>	<u>TOTAL RENTABLE</u>	<u>USE TYPE</u>
3216 Gateway Place	D010	4,116 (SF)	INDUSTRIAL
1411 Farmville Drive	F020	5,000 (SF)	INDUSTRIAL
1411 Farmville Drive	F030	1 (SF)	INDUSTRIAL
1379-99 Farmville Drive	H015	19,232 (SF)	INDUSTRIAL
1353 Farmville Drive	J035	39,681 (SF)	INDUSTRIAL
1353 Farmville Drive	J033	39,700 (SF)	INDUSTRIAL
1353 Farmville Drive	J031	44,389 (SF)	INDUSTRIAL
1305 Farmville Drive	K020	43,800 (SF)	INDUSTRIAL
1309 Farmville (6-12)	K035	20,000 (SF)	INDUSTRIAL
1309 Farmville Drive	K038	23,800 (SF)	INDUSTRIAL
1404 Farmville Drive	L010	2,000 (SF)	INDUSTRIAL
1410 Farmville Drive	N010	3,600 (SF)	INDUSTRIAL
1336 Farmville Drive	O040	46,609 (SF)	INDUSTRIAL
1330 Farmville Drive	O045	21,720 (SF)	INDUSTRIAL
1330 Farmville Drive	O047	11,720 (SF)	INDUSTRIAL
1330 Farmville Drive	O050	10,000 (SF)	INDUSTRIAL
1310 Farmville Drive	P030	43,771 (SF)	INDUSTRIAL
1300 Farmville Drive	P010	18,335 (SF)	INDUSTRIAL
1314 Farmville Drive	P040	9,588 (SF)	INDUSTRIAL
1304 Farmville Drive	P005	25,000 (SF)	INDUSTRIAL
3408 Mallory Depot Drive	R010	3,200 (SF)	INDUSTRIAL
3450 Jackson Avenue	W050	26,700 (SF)	INDUSTRIAL
3214-B Gateway Pl	AC10	3,937 (SF)	INDUSTRIAL



Gateway Industrial Park

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UNIT INFORMATION

Unit ID: D010

Address: 3216 Gateway Place Memphis, TN 38122

Unit Area: 4,116 Square Feet Available

● Exterior Walls:

Min. Width :

Min. Height:

Material: Wood Frame

● Loading:

Loading Docks - 1

Drive-In Doors - 0

● Floors:

Thickness: 0"

Wood

● Clear Heights:

Min. Heights: 8'

7'5" drop ceiling in office

12' clearance at dock door

9' clearance in dock area

● Fire Suppression:

Type: NO

Density:0

● Column Spacing:

Spacing: x

● HVAC:

Type: GFU

Tonnage:0

● Roofing System:

Material: Shingle

● Lighting:

Type: Fluorescent

● Parking Area:

Available from Asset Management Services

● Electrical:

Min. Capacity: 0

Min. Voltage:

Phase: 0



Gateway Industrial Park

Jackson Avenue @ Farmville Road · Memphis, TN 38122



UNIT INFORMATION

Unit ID: F020

Address: 1411 Farmville Drive Memphis, TN 38122

Unit Area: 5,000 Square Feet Available

● Exterior Walls:

Material: Metal

● Loading:

Available from Asset Management Services

Drive-In Doors - 4

● Floors:

Thickness: 5"

Concrete

● Clear Heights:

Min. Heights: 16'

● Fire Suppression:

Type: NO

● Column Spacing:

Spacing: 30' x 30'

● HVAC:

Type: GFU

● Roofing System:

Material: Metal

● Lighting:

Type: Fluorescent

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



Gateway Industrial Park

Jackson Avenue @ Farmville Road · Memphis, TN 38122



UNIT INFORMATION

Unit ID: F030

Address: 1411 Farmville Drive Memphis, TN 38122

Unit Area: 1 Square Feet Available

● **Exterior Walls:**

Available from Asset Management Services

● **Loading:**

Available from Asset Management Services

Available from Asset Management Services

● **Floors:**

Thickness: 5"

● **Clear Heights:**

Available from Asset Management Services

● **Fire Suppression:**

Type: NO

● **Column Spacing:**

Available from Asset Management Services

● **HVAC:**

Available from Asset Management Services

● **Roofing System:**

Available from Asset Management Services

● **Lighting:**

Available from Asset Management Services

● **Parking Area:**

Available from Asset Management Services

● **Electrical:**

Available from Asset Management Services



Gateway Industrial Park

Jackson Avenue @ Farmville Road · Memphis, TN 38122



UNIT INFORMATION

Unit ID: H015

Address: 1379-99 Farmville Drive Memphis, TN 38122

Unit Area: 19,232 Square Feet Available

● **Exterior Walls:**

Available from Asset Management Services

● **Loading:**

Available from Asset Management Services

Available from Asset Management Services

● **Floors:**

Available from Asset Management Services

● **Clear Heights:**

Available from Asset Management Services

● **Fire Suppression:**

Available from Asset Management Services

● **Column Spacing:**

Available from Asset Management Services

● **HVAC:**

Available from Asset Management Services

● **Roofing System:**

Available from Asset Management Services

● **Lighting:**

Available from Asset Management Services

● **Parking Area:**

Available from Asset Management Services

● **Electrical:**

Available from Asset Management Services



Gateway Industrial Park

Jackson Avenue @ Farmville Road · Memphis, TN 38122



UNIT INFORMATION

Unit ID: J035

Address: 1353 Farmville Drive Memphis, TN 38122

Unit Area: 39,681 Square Feet Available

● **Exterior Walls:**

Available from Asset Management Services

● **Loading:**

Available from Asset Management Services

Available from Asset Management Services

● **Floors:**

Available from Asset Management Services

● **Clear Heights:**

Available from Asset Management Services

● **Fire Suppression:**

Available from Asset Management Services

● **Column Spacing:**

Available from Asset Management Services

● **HVAC:**

Available from Asset Management Services

● **Roofing System:**

Available from Asset Management Services

● **Lighting:**

Available from Asset Management Services

● **Parking Area:**

Available from Asset Management Services

● **Electrical:**

Available from Asset Management Services



Gateway Industrial Park

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UNIT INFORMATION

Unit ID: J033

Address: 1353 Farmville Drive Memphis, TN 38122

Unit Area: 39,700 Square Feet Available

- **Exterior Walls:**

Available from Asset Management Services

- **Loading:**

Available from Asset Management Services

Available from Asset Management Services

- **Floors:**

Available from Asset Management Services

- **Clear Heights:**

Available from Asset Management Services

- **Fire Suppression:**

Available from Asset Management Services

- **Column Spacing:**

Available from Asset Management Services

- **HVAC:**

Available from Asset Management Services

- **Roofing System:**

Available from Asset Management Services

- **Lighting:**

Available from Asset Management Services

- **Parking Area:**

Available from Asset Management Services

- **Electrical:**

Available from Asset Management Services



Gateway Industrial Park

Jackson Avenue @ Farmville Road · Memphis, TN 38122



UNIT INFORMATION

Unit ID: J031

Address: 1353 Farmville Drive Memphis, TN 38122

Unit Area: 44,389 Square Feet Available

● **Exterior Walls:**

Available from Asset Management Services

● **Loading:**

Available from Asset Management Services

Available from Asset Management Services

● **Floors:**

Available from Asset Management Services

● **Clear Heights:**

Available from Asset Management Services

● **Fire Suppression:**

Available from Asset Management Services

● **Column Spacing:**

Available from Asset Management Services

● **HVAC:**

Available from Asset Management Services

● **Roofing System:**

Available from Asset Management Services

● **Lighting:**

Available from Asset Management Services

● **Parking Area:**

Available from Asset Management Services

● **Electrical:**

Available from Asset Management Services



Gateway Industrial Park

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UNIT INFORMATION

Unit ID: K020

Address: 1305 Farmville Drive Memphis, TN 38122

Unit Area: 43,800 Square Feet Available

● Exterior Walls:

Min. Width :

Min. Height:

Material: Wood Frame

● Loading:

Loading Docks - 8

5 front, 3 rear

Drive-In Doors - 0

● Floors:

Thickness: 5"

Concrete

● Clear Heights:

Min. Heights: 14' 6"

● Fire Suppression:

Type: Dry

● Column Spacing:

Spacing: x

21'x29'

● HVAC:

Type: GFU

● Roofing System:

Material: Fully Adhered

EPDM

● Lighting:

Type: Metal Halide

High Bay

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



Gateway Industrial Park

Jackson Avenue @ Farmville Road · Memphis, TN 38122



UNIT INFORMATION

Unit ID: K035

Address: 1309 Farmville (6-12) Memphis, TN 38122

Unit Area: 20,000 Square Feet Available

● Exterior Walls:

Min. Width :

Min. Height:

Material: Wood Frame

● Loading:

Loading Docks - 7

3 front, 4 rear

Drive-In Doors - 0

● Floors:

Thickness: 5"

Concrete

● Clear Heights:

Min. Heights: 14' 6"

● Fire Suppression:

Type: Dry

● Column Spacing:

Spacing: x

21x29

● HVAC:

Type: GFU

● Roofing System:

Material: Fully Adhered

EPDM

● Lighting:

Type: Metal Halide

High Bay

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



Gateway Industrial Park

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UNIT INFORMATION

Unit ID: K038

Address: 1309 Farmville Drive Memphis, TN 38122

Unit Area: 23,800 Square Feet Available

● **Exterior Walls:**

Material: Wood Frame

● **Loading:**

Available from Asset Management Services

Drive-In Doors - 12

● **Floors:**

Thickness: 5"

● **Clear Heights:**

Available from Asset Management Services

● **Fire Suppression:**

Type: Dry

● **Column Spacing:**

Available from Asset Management Services

● **HVAC:**

Type: GFU

● **Roofing System:**

Available from Asset Management Services

● **Lighting:**

Type: Metal Halide
High Bay

● **Parking Area:**

Available from Asset Management Services

● **Electrical:**

Available from Asset Management Services



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UNIT INFORMATION

Unit ID: L010

Address: 1404 Farmville Drive Memphis, TN 38122

Unit Area: 2,000 Square Feet Available

● Exterior Walls:

Material: Wood Frame

● Loading:

Loading Docks - 2

Drive-In Doors - 0

● Floors:

Thickness: 5"
Concrete

● Clear Heights:

Min. Heights: 8'

● Fire Suppression:

Type: NO

● Column Spacing:

Available from Asset Management Services

● HVAC:

Type: GFU

● Roofing System:

Material: Shingle

● Lighting:

Type: Fluorescent

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



Gateway Industrial Park

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UNIT INFORMATION

Unit ID: N010

Address: 1410 Farmville Drive Memphis, TN 38122

Unit Area: 3,600 Square Feet Available

● Exterior Walls:

Material: Wood Frame

● Loading:

Loading Docks - 2

Drive-In Doors - 0

● Floors:

Concrete

● Clear Heights:

Min. Heights: 12'

● Fire Suppression:

Type: NO

● Column Spacing:

Spacing: 23' x 17'

● HVAC:

Type: GFU

● Roofing System:

Material: Modified Bitumen
Built up

● Lighting:

Type: Incandescent

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



Gateway Industrial Park

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UNIT INFORMATION

Unit ID: O040

Address: 1336 Farmville Drive Memphis, TN 38122

Unit Area: 46,609 Square Feet Available

● Exterior Walls:

Material: Wood Frame

● Loading:

Loading Docks - 0

Drive-In Doors - 6

● Floors:

Thickness: 6"
Concrete

● Clear Heights:

Min. Heights: 15'

● Fire Suppression:

Type: Dry

● Column Spacing:

Spacing: 40' x 40'

● HVAC:

Available from Asset Management Services

● Roofing System:

Material: EPDM
Built up

● Lighting:

Available from Asset Management Services

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



Gateway Industrial Park

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UNIT INFORMATION

Unit ID: O045

Address: 1330 Farmville Drive Memphis, TN 38122

Unit Area: 21,720 Square Feet Available

● Exterior Walls:

Min. Width :

Min. Height:

Material: Wood Frame

● Loading:

Loading Docks - 7

3 front, 4 rear

Drive-In Doors - 0

● Floors:

Thickness: 6"

● Clear Heights:

Min. Heights: 14' 9"

● Fire Suppression:

Type: Dry

● Column Spacing:

Spacing: x

17'x19'

● HVAC:

Type: GFU

● Roofing System:

Material:

Built up

● Lighting:

Type: Metal Halide

Low Bay

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



Gateway Industrial Park

Jackson Avenue @ Farmville Road · Memphis, TN 38122



UNIT INFORMATION

Unit ID: O047

Address: 1330 Farmville Drive Memphis, TN 38122

Unit Area: 11,720 Square Feet Available

● Exterior Walls:

Material: Wood Frame

● Loading:

Loading Docks - 0

Drive-In Doors - 7

● Floors:

Thickness: 6"
Concrete

● Clear Heights:

Min. Heights: 15'

● Fire Suppression:

Type: Dry

● Column Spacing:

Spacing: 40' x 40'

● HVAC:

Available from Asset Management Services

● Roofing System:

Material: EPDM
Built up

● Lighting:

Available from Asset Management Services

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



Gateway Industrial Park

Jackson Avenue @ Farmville Road · Memphis, TN 38122



UNIT INFORMATION

Unit ID: O050

Address: 1330 Farmville Drive Memphis, TN 38122

Unit Area: 10,000 Square Feet Available

● Exterior Walls:

Material: Wood Frame

● Loading:

Available from Asset Management Services

Available from Asset Management Services

● Floors:

Thickness: 6"

● Clear Heights:

Min. Heights: 15'

● Fire Suppression:

Type: Dry

● Column Spacing:

Available from Asset Management Services

● HVAC:

Type: GFU

● Roofing System:

Built up

● Lighting:

Type: Fluorescent

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



Gateway Industrial Park

Jackson Avenue @ Farmville Road · Memphis, TN 38122



UNIT INFORMATION

Unit ID: P030

Address: 1310 Farmville Drive Memphis, TN 38122

Unit Area: 43,771 Square Feet Available

● Exterior Walls:

Min. Width :

Min. Height:

Material: Masonry / Brick

● Loading:

Loading Docks - 0

Drive-In Doors - 6

● Floors:

Thickness: 5"

Concrete

● Clear Heights:

Min. Heights: 16'

● Fire Suppression:

Type: Dry

● Column Spacing:

Spacing: 40' x 40'

● HVAC:

Type: GFU

● Roofing System:

Material: Fully Adhered

EPDM

● Lighting:

Type: Fluorescent

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



Gateway Industrial Park

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UNIT INFORMATION

Unit ID: P010

Address: 1300 Farmville Drive Memphis, TN 38122

Unit Area: 18,335 Square Feet Available

● Exterior Walls:

Min. Width :

Min. Height:

Material: Masonry / Brick

● Loading:

Loading Docks - 0

Drive-In Doors - 2

● Floors:

Thickness: 5"

Concrete

● Clear Heights:

Min. Heights: 16'

● Fire Suppression:

Type: Dry

● Column Spacing:

Spacing: x

17'x19'

● HVAC:

Type: GFU

● Roofing System:

Material: Fully Adhered

EPDM

● Lighting:

Type: Fluorescent

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



Gateway Industrial Park

Jackson Avenue @ Farmville Road · Memphis, TN 38122



UNIT INFORMATION

Unit ID: P040

Address: 1314 Farmville Drive Memphis, TN 38122

Unit Area: 9,588 Square Feet Available

● Exterior Walls:

Min. Width :

Min. Height:

Material: Masonry / Brick

● Loading:

Loading Docks - 2

Drive-In Doors - 0

● Floors:

Thickness: 5"

Concrete

● Clear Heights:

Min. Heights: 16'

● Fire Suppression:

Type: Dry

Density:0

● Column Spacing:

Spacing: x

19x21

● HVAC:

Type: GFU

Tonnage:0

● Roofing System:

Material: EPDM

● Lighting:

Type: Metal Halide

● Parking Area:

Available from Asset Management Services

● Electrical:

Min. Capacity: 0

Min. Voltage:

Phase: 0



Gateway Industrial Park

Jackson Avenue @ Farmville Road · Memphis, TN 38122



UNIT INFORMATION

Unit ID: P005

Address: 1304 Farmville Drive Memphis, TN 38122

Unit Area: 25,000 Square Feet Available

● **Exterior Walls:**

Available from Asset Management Services

● **Loading:**

Available from Asset Management Services

Available from Asset Management Services

● **Floors:**

Available from Asset Management Services

● **Clear Heights:**

Available from Asset Management Services

● **Fire Suppression:**

Available from Asset Management Services

● **Column Spacing:**

Available from Asset Management Services

● **HVAC:**

Available from Asset Management Services

● **Roofing System:**

Available from Asset Management Services

● **Lighting:**

Available from Asset Management Services

● **Parking Area:**

Available from Asset Management Services

● **Electrical:**

Available from Asset Management Services



Gateway Industrial Park

Jackson Avenue @ Farmville Road · Memphis, TN 38122



UNIT INFORMATION

Unit ID: R010

Address: 3408 Mallory Depot Drive Memphis, TN 38122

Unit Area: 3,200 Square Feet Available

● Exterior Walls:

Material: Wood Frame

● Loading:

Loading Docks - 2

Drive-In Doors - 0

● Floors:

Concrete

● Clear Heights:

Min. Heights: 12'

● Fire Suppression:

Type: NO

● Column Spacing:

Spacing: 20' x 20'

● HVAC:

Type: GFU

● Roofing System:

Material: Shingle

● Lighting:

Type: Fluorescent

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



Gateway Industrial Park

Jackson Avenue @ Farmville Road · Memphis, TN 38122



UNIT INFORMATION

Unit ID: W050

Address: 3450 Jackson Avenue Memphis, TN 38122

Unit Area: 26,700 Square Feet Available

● Exterior Walls:

Min. Width :

Min. Height:

Material: Masonry / Brick

● Loading:

Loading Docks - 5

3 in rear, 2 in front

Drive-In Doors - 0

● Floors:

Thickness: 5"

Concrete

● Clear Heights:

Min. Heights: 13' 11"

● Fire Suppression:

Type: Dry

● Column Spacing:

Spacing: x

17' x 19'

● HVAC:

Type: GFU

● Roofing System:

Material: Fully Adhered

EPDM

● Lighting:

Type: Fluorescent

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



Gateway Industrial Park

Jackson Avenue @ Farmville Road · Memphis, TN 38122



UNIT INFORMATION

Unit ID: AC10

Address: 3214-B Gateway Pl Memphis, TN 38122

Unit Area: 3,937 Square Feet Available

● Exterior Walls:

Material: Masonry

● Loading:

Available from Asset Management Services

Drive-In Doors - 0

● Floors:

Concrete

● Clear Heights:

Min. Heights: 15'

● Fire Suppression:

Type: NO

● Column Spacing:

Spacing: 30' x 30'

● HVAC:

Type: GFU

● Roofing System:

Material: Fiberglass

Built up

● Lighting:

Type: Fluorescent

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services