



Memphis Logistics and Technology Center - (MELTECH)

5400 Meltech Dr · Memphis, TN 38118



- 190,000 - 390,000 SF of space
- 233 acre development for office, manufacturing and distribution
- 30' clear height, ESFR sprinkler system, R-19 roof insulation
- Access to I-55, I-40, Nonconnah Parkway and US 78

The newest component of the 233 acre MELTECH development delivers from 190,000 SF to 390,000 SF of bulk warehouse or manufacturing space in an ideal location just outside of Memphis in southeast Shelby County. Constructed of smooth-faced tilt-up concrete, the new building features a clear height of 30 feet with 50 foot column spacing, ESFR sprinkler system, and R-19 roof insulation - all in an area 1000' X 200' with the capacity for cross docks. With easy access to I-55, I-40, Nonconnah Parkway and U.S.Highways 78 and 51, this development is perfectly situated for companies that are going places.

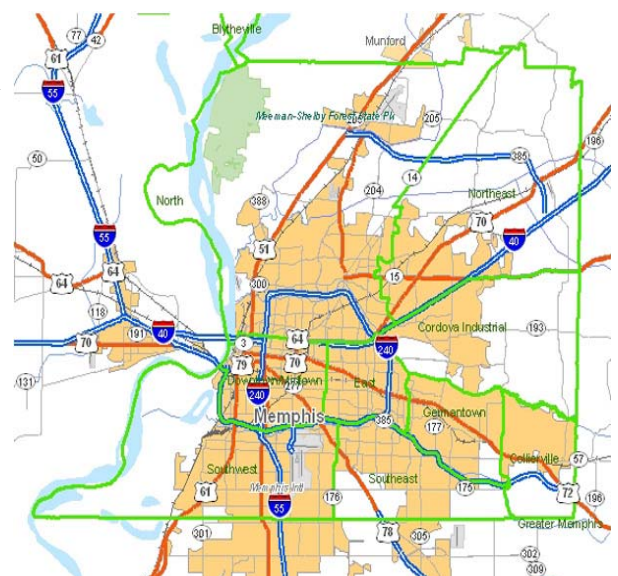
Market Information

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

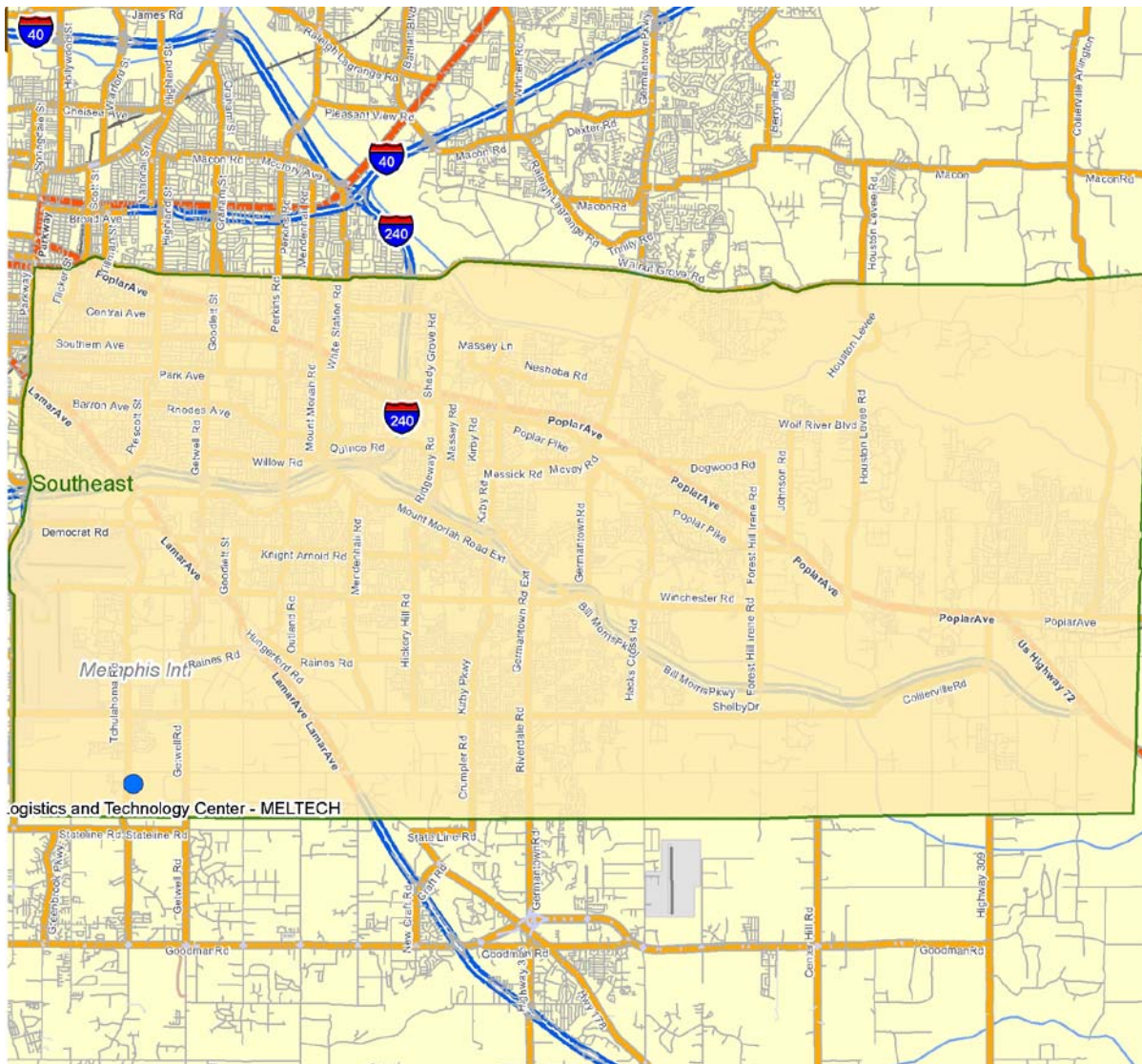




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SubMarket Information





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Available Units

BUILDING

5280 Meltech Drive 6-9

UNIT

A015

TOTAL RENTABLE

20,000 (SF)

USE TYPE

INDUSTRIAL



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UNIT INFORMATION

Unit ID: A015

Address: 5280 Meltech Drive 6-9 Memphis, TN 38118

Unit Area: 20,000 Square Feet Available

● Exterior Walls:

Min. Width :

Min. Height:

Material: Concrete Tilt Up

● Loading:

Loading Docks - 1

Drive-In Doors - 4

● Floors:

Thickness: 6"

Concrete

● Clear Heights:

Min. Heights: 30'

● Fire Suppression:

Type: ESFR

Fire Pump. 1500 GPM

● Column Spacing:

Spacing: 50' x 50'

● HVAC:

Type: RTU

● Roofing System:

Material: Modified Bitumen

Built up

● Lighting:

Type: Metal Halide

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services