



## North Front Industrial

844 No. Front · Memphis, TN 38107



- Light Industrial and warehouse space with small office
- Convenient access to I-40, I-55 and Hwy. 61
- Just North of downtown Memphis
- Close to Mississippi River Bridges

Light industrial warehouse space with small office north of downtown Memphis. This excellent location is convenient to I-40, I-55, Hwy. 61 and I-240.

## 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

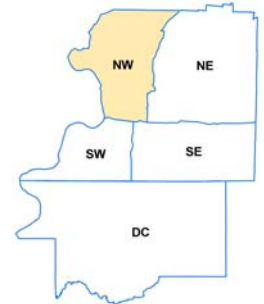




### SubMarket Information

MEMPHIS · NORTHWEST · INDUSTRIAL

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



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## North Front Industrial

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### Available Units

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BUILDING  
844 No. Front

UNIT  
A010

TOTAL RENTABLE  
27,475 ( SF )

USE TYPE  
INDUSTRIAL



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### UNIT INFORMATION

**Unit ID:** A010

**Address:** 844 No. Front Memphis, TN 38107

**Unit Area:** 27,475 Square Feet Available

#### ● **Exterior Walls:**

Available from Asset Management Services

#### ● **Loading:**

Available from Asset Management Services  
# Drive-In Doors - 9

#### ● **Floors:**

Thickness: 6"

#### ● **Clear Heights:**

Min. Heights: 14'

#### ● **Fire Suppression:**

Available from Asset Management Services

#### ● **Column Spacing:**

Spacing: 40' x 40'

#### ● **HVAC:**

Available from Asset Management Services

#### ● **Roofing System:**

Built up

#### ● **Lighting:**

Available from Asset Management Services

#### ● **Parking Area:**

Available from Asset Management Services

#### ● **Electrical:**

Available from Asset Management Services