



## Interstate Industrial Park

Brooks Road @ Lakeview · Memphis, TN 38116



- Warehouse/Distribution Space
- Land parcels available for lease or sale
- Just 2.5 miles from the Memphis International Airport
- Fully Sprinklered with Bay widths of 50' X 150'

Located on Brooks Road in Memphis, America's Distribution Center, Interstate Industrial Park is between two major interstate interchanges and just 2.5 miles from Memphis International Airport. Access to North Mississippi, Eastern Arkansas, and West Tennessee is convenient, and access to the rest of the country is easy by air, rail, road, or water. Space sizes range from 5,500 square feet to 150,000 square feet. Spaces are fully sprinklered with bay widths of 50' X 150'. Light industrial land parcels and build-to-suit opportunities are also available.

## 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.

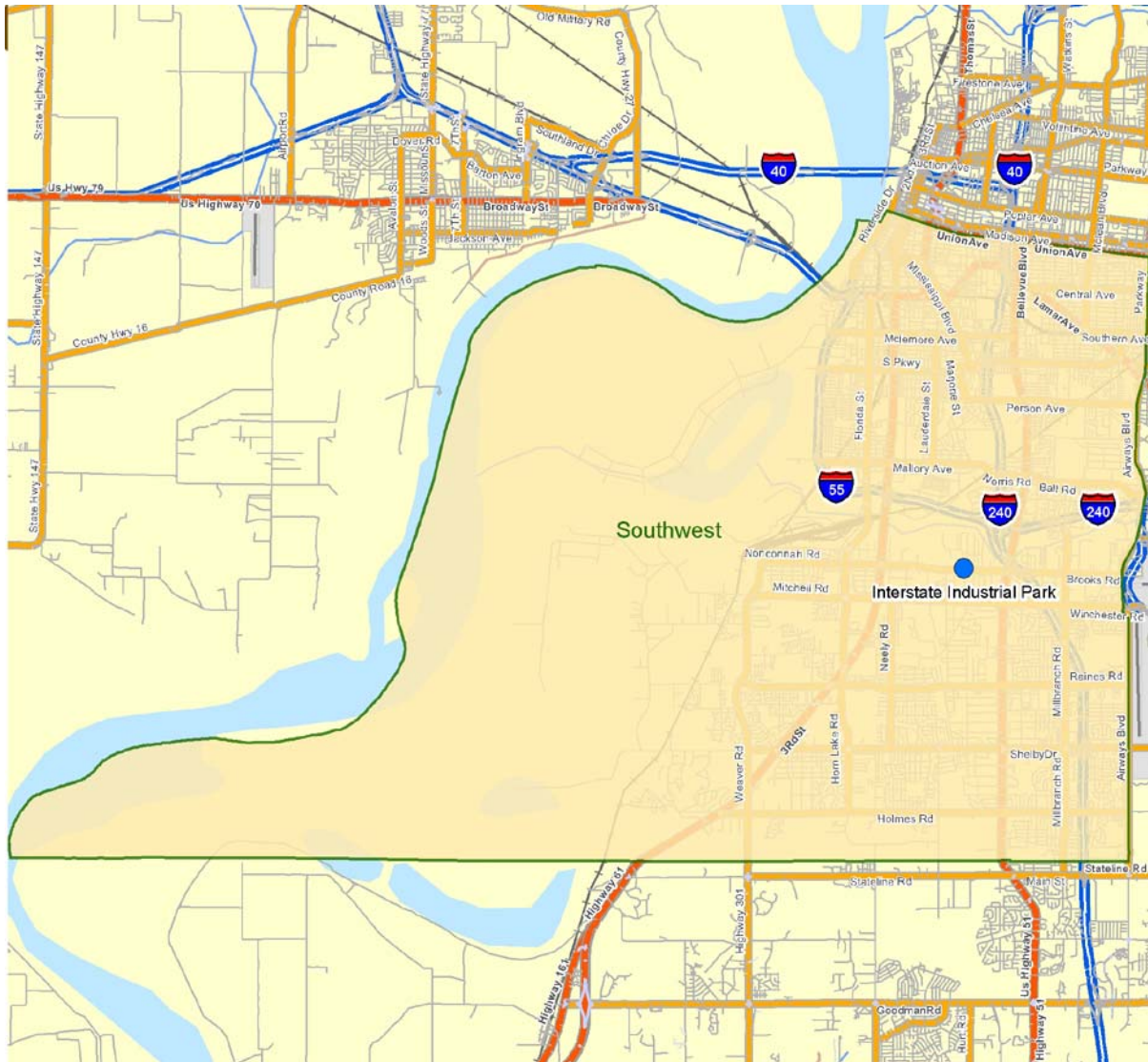
In addition to its superior infrastructure, Memphis is recognized for its vibrant and growing downtown. Memphis is known for its music that is a mixture of blues, rock and roll, R & B, and gospel that creates an infectious blend of soul and sensation unique to the city. Many music festivals are held 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





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### Available Units

<u>BUILDING</u>	<u>UNIT</u>	<u>TOTAL RENTABLE</u>	<u>USE TYPE</u>
3092 Lakeview	A040	8,250 ( SF )	INDUSTRIAL
3058 Lakeview	A010	5,500 ( SF )	INDUSTRIAL
2925 Lakeview Road	D040	88,000 ( SF )	INDUSTRIAL



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### UNIT INFORMATION

**Unit ID:** A040

**Address:** 3092 Lakeview Memphis, TN 38116

**Unit Area:** 8,250 Square Feet Available

#### ● Exterior Walls:

Material: Concrete  
Tilt Up

#### ● Loading:

# Loading Docks - 1

# Drive-In Doors - 2

#### ● Floors:

Thickness: 5"  
Concrete

#### ● Clear Heights:

Min. Heights: 22'

#### ● Fire Suppression:

Type: Dry

#### ● Column Spacing:

Spacing: 50' x 50'  
Steel

#### ● HVAC:

Type: GFU

#### ● Roofing System:

Material: Modified Bitumen  
Built up

#### ● Lighting:

Type: Metal Halide

#### ● Parking Area:

Available from Asset Management Services

#### ● Electrical:

Available from Asset Management Services



## Interstate Industrial Park

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### UNIT INFORMATION

**Unit ID:** A010

**Address:** 3058 Lakeview Memphis, TN 38116

**Unit Area:** 5,500 Square Feet Available

#### ● Exterior Walls:

Material: Concrete  
Tilt Up

#### ● Loading:

# Loading Docks - 0

# Drive-In Doors - 2

#### ● Floors:

Thickness: 5"  
Concrete

#### ● Clear Heights:

Min. Heights: 22'

#### ● Fire Suppression:

Type: Dry

#### ● Column Spacing:

Spacing: 50' x 50'  
Steel

#### ● HVAC:

Type: GFU

#### ● Roofing System:

Material: Modified Bitumen  
Built up

#### ● Lighting:

Type: Fluorescent

#### ● Parking Area:

Available from Asset Management Services

#### ● Electrical:

Available from Asset Management Services





## Interstate Industrial Park

Brooks Road @ Lakeview · Memphis, TN 38116



### UNIT INFORMATION

**Unit ID:** D040

**Address:** 2925 Lakeview Road Memphis, TN 38116

**Unit Area:** 88,000 Square Feet Available

#### ● Exterior Walls:

Min. Width :

Min. Height:

Material: Concrete Tilt Up

#### ● Loading:

# Loading Docks - 10

# Drive-In Doors - 10

#### ● Floors:

Thickness: 5"

Concrete

#### ● Clear Heights:

Min. Heights: 22'

#### ● Fire Suppression:

Type: Wet

#### ● Column Spacing:

Spacing: 50' x 50'

#### ● HVAC:

Type: GFU

#### ● Roofing System:

Material: Modified Bitumen

Built up

#### ● Lighting:

Type: Metal Halide

#### ● Parking Area:

Available from Asset Management Services

#### ● Electrical:

Available from Asset Management Services