



## Southridge Industrial Park

Shelby Drive @ Crumpler · Memphis, TN 38141



- 1.6 Million SF of Industrial Space
- Served by Burlington Northern Rail
- 24' - 26' Ceiling height, Class IV and ESFR sprinkler system
- Available land sites, will build-to-suit

Newer buildings and extensive landscaping create an attractive and productive atmosphere in Southridge Corporate Park. In the more tranquil setting of southeast Shelby County, away from urban congestion, the park offers all the benefits of a location in Memphis, America's Distribution Center. Southridge provides industrial land parcels up to 50 acres and is served by Burlington Northern Rail

## 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.

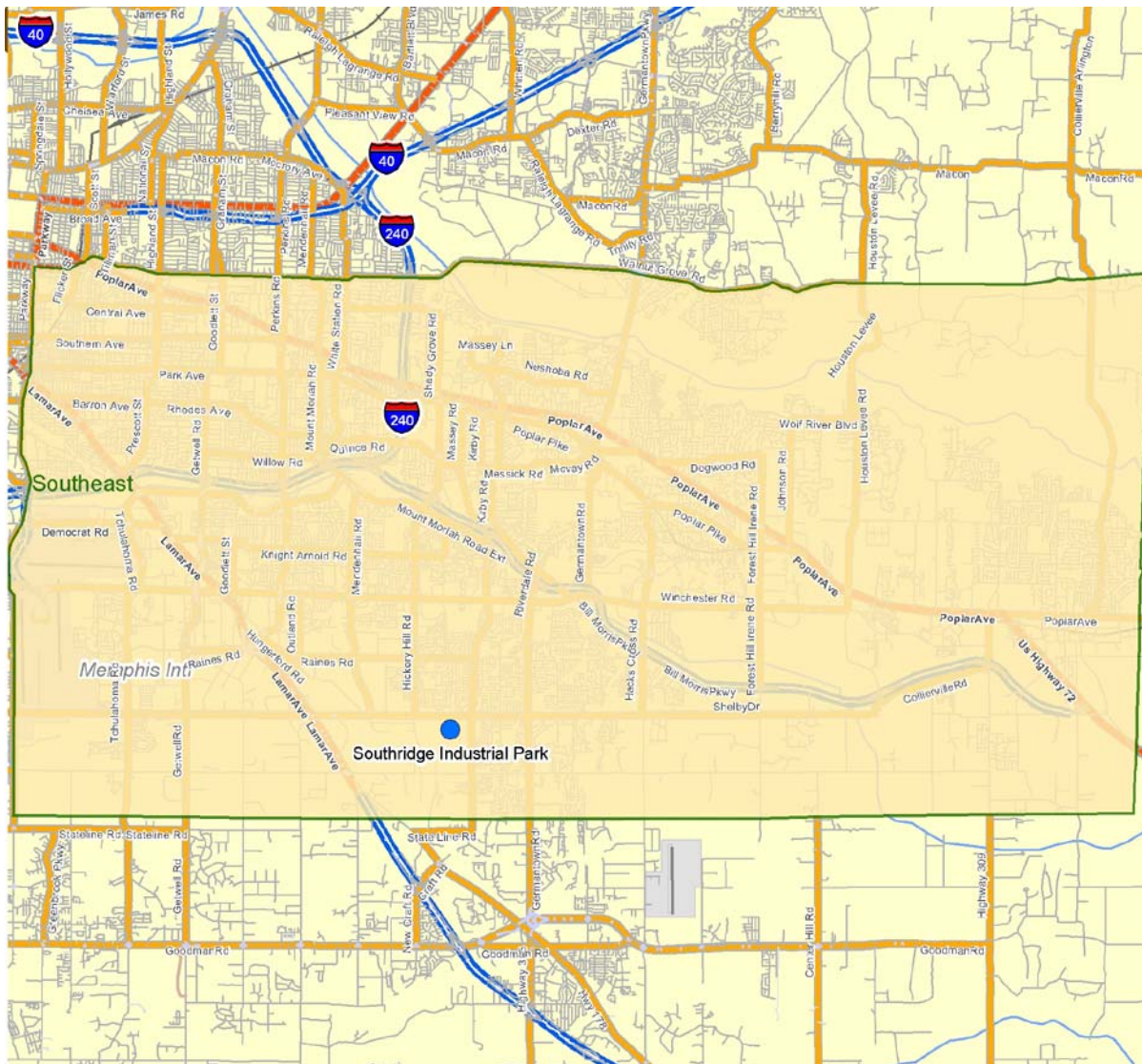
In addition to its superior infrastructure, Memphis is recognized for its vibrant and growing downtown. Memphis is known for its music that is a mixture of blues, rock and roll, R & B, and gospel that creates an infectious blend of soul and sensation unique to the city. Many music festivals are held 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>
4800 Southridge 11-12 & 13-14	A035	40,000 ( SF )	INDUSTRIAL
4905 Southridge #14	G030	18,750 ( SF )	INDUSTRIAL
4905 Southridge #10-12	G050	11,250 ( SF )	INDUSTRIAL



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### UNIT INFORMATION

**Unit ID:** A035

**Address:** 4800 Southridge 11-12 & 13-14 Memphis, TN 38141

**Unit Area:** 40,000 Square Feet Available

#### ● Exterior Walls:

Material: Concrete

#### ● Loading:

Available from Asset Management Services

# Drive-In Doors - 3

#### ● Floors:

Thickness: 5"

#### ● Clear Heights:

Min. Heights: 24'

#### ● Fire Suppression:

Type: Wet

#### ● Column Spacing:

Spacing: 50' x 50'

#### ● HVAC:

Type: RTU

#### ● Roofing System:

Built up

#### ● Lighting:

Type: Metal Halide

#### ● Parking Area:

Available from Asset Management Services

#### ● Electrical:

Available from Asset Management Services



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### UNIT INFORMATION

**Unit ID:** G030

**Address:** 4905 Southridge #14 Memphis, TN 38141

**Unit Area:** 18,750 Square Feet Available

#### ● Exterior Walls:

Min. Width :

Min. Height:

Material: Concrete Tilt Up

#### ● Loading:

# Loading Docks - 0

# Drive-In Doors - 0

#### ● Floors:

Thickness: 6"

#### ● Clear Heights:

Min. Heights: 26'

#### ● Fire Suppression:

Type: Wet

ESFR w/Fire Pump

#### ● Column Spacing:

Spacing: 50' x 50'

#### ● HVAC:

Type: RTU

#### ● Roofing System:

Material: Fiberglass

#### ● Lighting:

Type: Metal Halide

#### ● Parking Area:

Available from Asset Management Services

#### ● Electrical:

Available from Asset Management Services



## Southridge Industrial Park

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### UNIT INFORMATION

**Unit ID:** G050

**Address:** 4905 Southridge #10-12 Memphis, TN 38141

**Unit Area:** 11,250 Square Feet Available

#### ● Exterior Walls:

Min. Width :

Min. Height:

Material: Concrete Tilt Up

#### ● Loading:

# Loading Docks - 2

4'2"

# Drive-In Doors - 0

#### ● Floors:

Thickness: 6"

#### ● Clear Heights:

Min. Heights: 26'

#### ● Fire Suppression:

Type: Wet

ESFR w/Fire Pump

#### ● Column Spacing:

Spacing: 50' x 50'

#### ● HVAC:

Type: RTU

#### ● Roofing System:

Material: Fiberglass

#### ● Lighting:

Type: Metal Halide

#### ● Parking Area:

Available from Asset Management Services

#### ● Electrical:

Available from Asset Management Services