

FOR LEASE > INDUSTRIAL SPACE

# Memphis Int'l Distribution Center

4550 SWINNEA ROAD, MEMPHIS, TN 38118



**337,655 SF AVAILABLE**

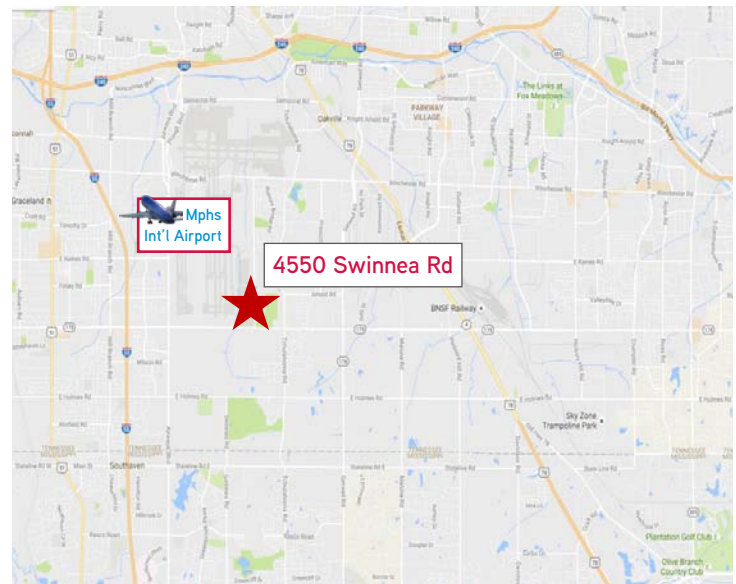


Owned by:



## Building Amenities

- > 10,270 SF office area (*not including bldg rooms & restrooms*)
- > 48 dock doors & 3 drive-in doors
- > 130 car parking spaces
- > 40 trailer parking spaces
- > ESFR sprinkler system
- > T-5 lighting
- > 30' clear ceiling height
- > 2500 amps, 277/480 volt, 3-phase
- > Easy access to the BNSF intermodal yard, Memphis International Airport, FedEx & UPS hubs



*Located in the dominant Southeast submarket just north of the E. Shelby Dr. & Swinnea Rd. intersection.*

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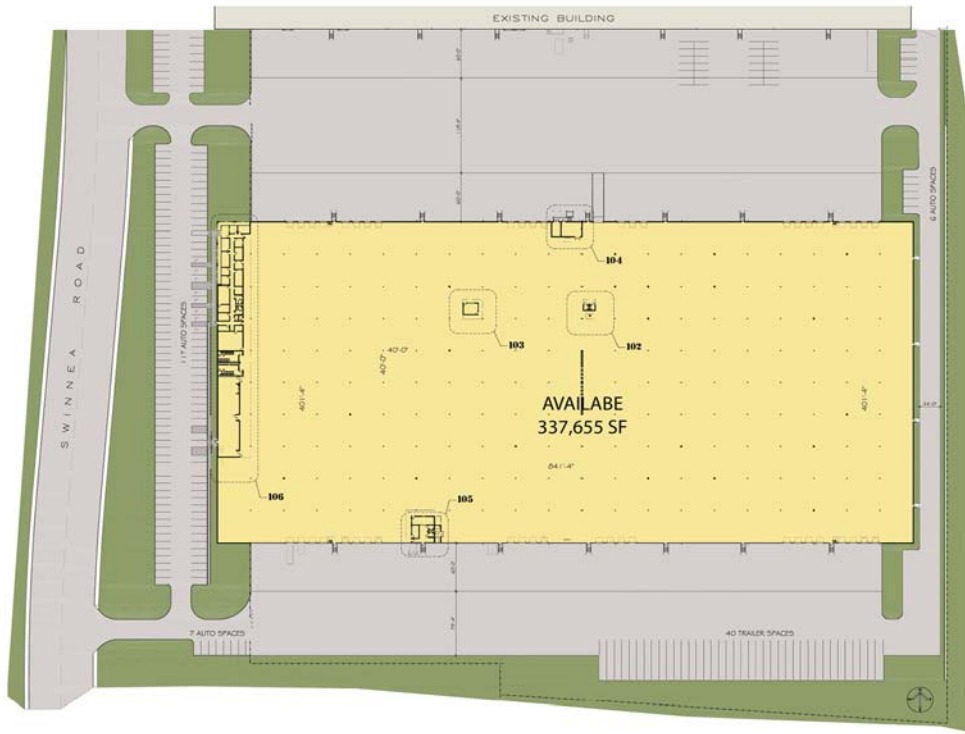
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4550 Swinnea Rd.  
337,655 SF Available

## BUILDING PLAN



## Contact Us

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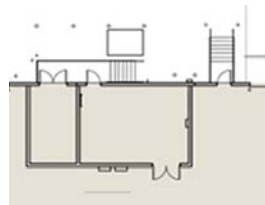
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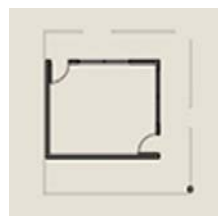
### OFFICE PLAN 8,876 SF



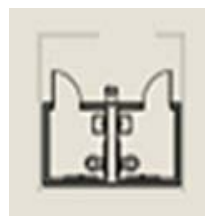
### OFFICE PLAN 1,118 SF



### BUILDING ROOMS 722 SF



### OFFICE PLAN 276 SF



### WAREHOUSE RESTROOMS 1,118 SF

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