

FOR LEASE

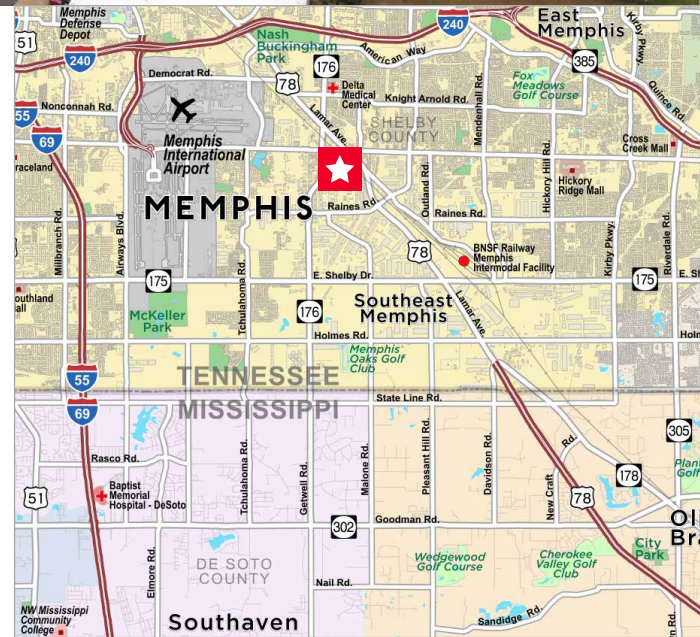
4063 Viscount Avenue
Memphis, TN 38118
Southeast Submarket



361,000+/- SF Warehouse Available

Property Highlights

- New TPO roof installed 8/2016
- New T5 energy efficient, high output light fixtures on motion sensors throughout
- Includes 10,022 SF office
- Superior interstate access
- Rail served
- Perimeter fencing
- Zoned I-H (Heavy Industrial)
- Built in 1979
- Concrete tilt-up construction
- 63% of warehouse area has 32' ceiling height (ranges to 20')
- 26 dock high doors, 17 with levelers
- 2 ramp access docks
- 13 rail docks
- 1 grade level dock door
- 33' x 25' average column spacing
- Ample trailer storage capacity
- Class 4 rated sprinkler system
- Additional 40k sf mezzanine space available



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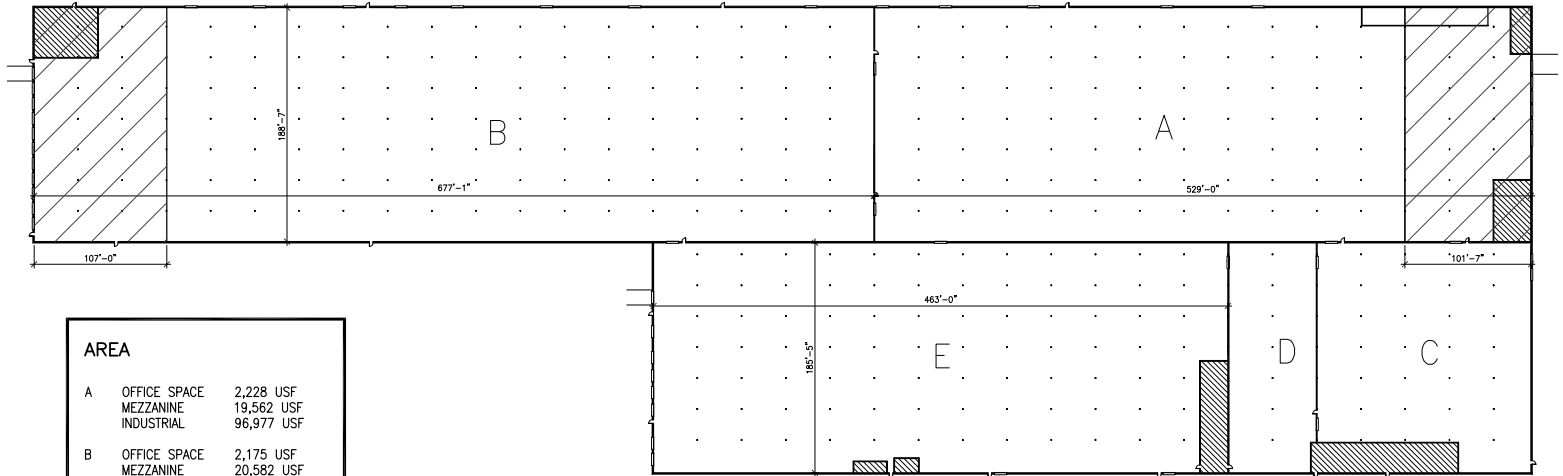


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AREA		
A	OFFICE SPACE	2,228 USF
	MEZZANINE	19,562 USF
	INDUSTRIAL	96,977 USF
B	OFFICE SPACE	2,175 USF
	MEZZANINE	20,582 USF
	INDUSTRIAL	127,019 USF
C	OFFICE SPACE	3,007 USF
	INDUSTRIAL	29,572 USF
D	INDUSTRIAL	13,212 USF
E	OFFICE SPACE	2,612 USF
	INDUSTRIAL	84,202 USF

 **1 FLOOR PLAN**
NOT TO SCALE

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