

Warehouse for Lease

3040 DEMOCRAT

Memphis, TN 38118



For more information

CATHY ANDERSON

Broker

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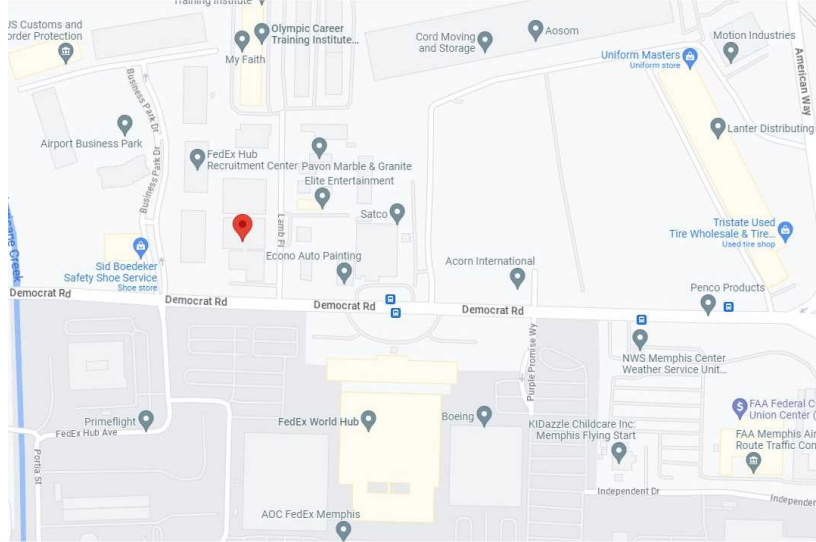
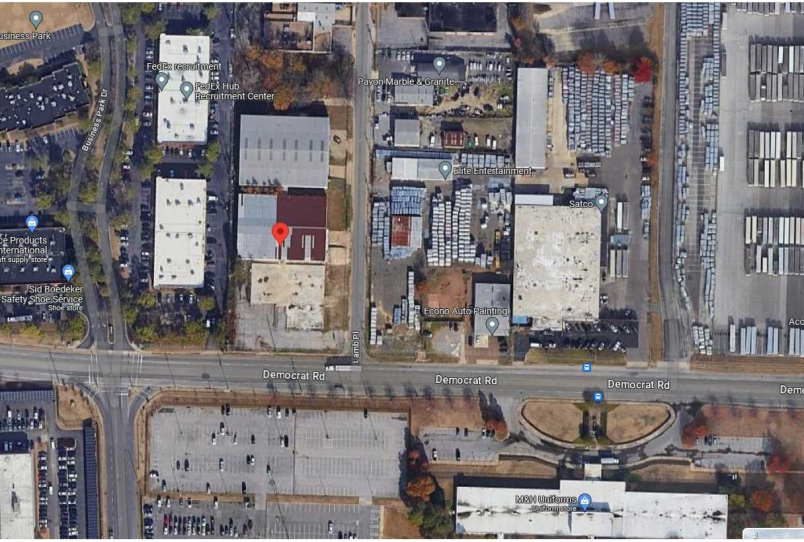
Lease rate: \$4/NNN

Property Highlights

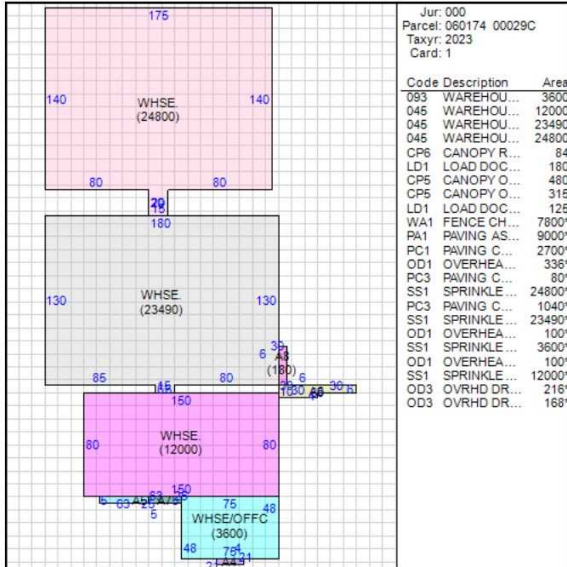
- Prefab warehouse, built in 1966, for lease.
- Located at the intersection of Democrat Road and Lamb Place.
- Two structures on-site. One with both grade level and one truck-well dock door and approximately 24,800 square feet. Second structure approximately 23,490 square feet on a 3.25-acre lot.
- Properties can be connected and used by one tenant or used separately.
- Parking at front of parcel, along Democrat Road, will be shared between tenants.
- Ceiling height approximately 24' in center with column spacing.
- Gas heat in warehouse space.
- Both warehouse spaces currently sprinkled.
- Small office, presently under construction, will be A/C cooled.
- NNN expenses estimated at under \$2.00/square foot.
- Additional renovation being constructed by landlord.
- Offered for lease, 3-year minimum term, for \$4/square foot/NNN.

PROPERTY PHOTOS

3040 Democrat
3040 Democrat Road | Memphis, TN 38118

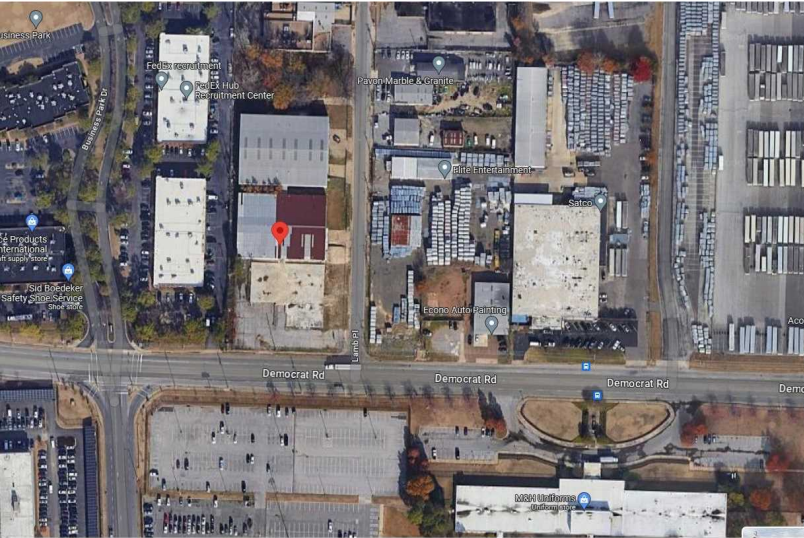


Sketch



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LOCATION MAPS

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