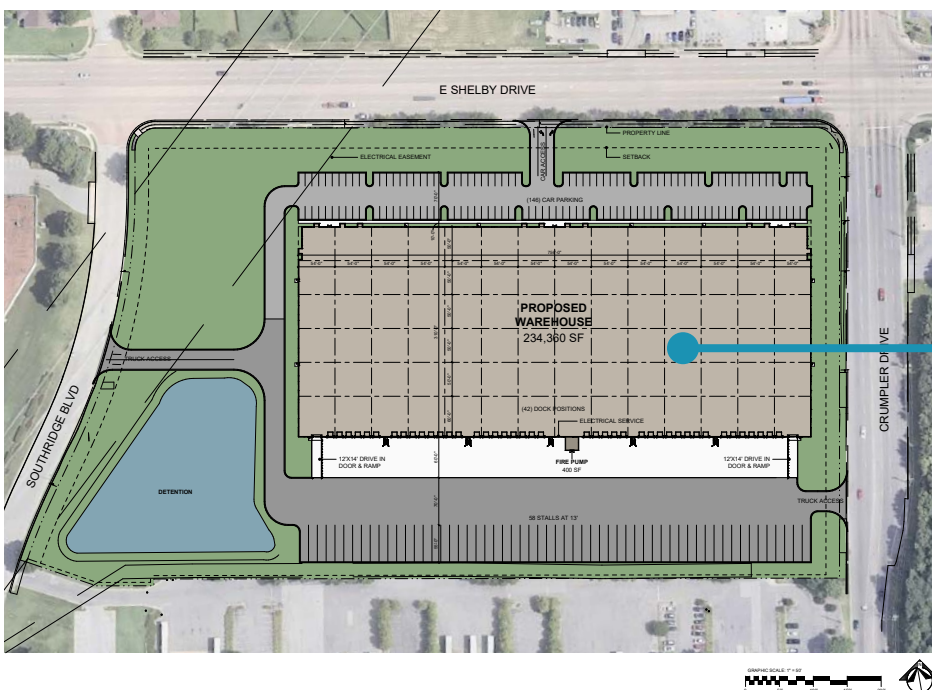
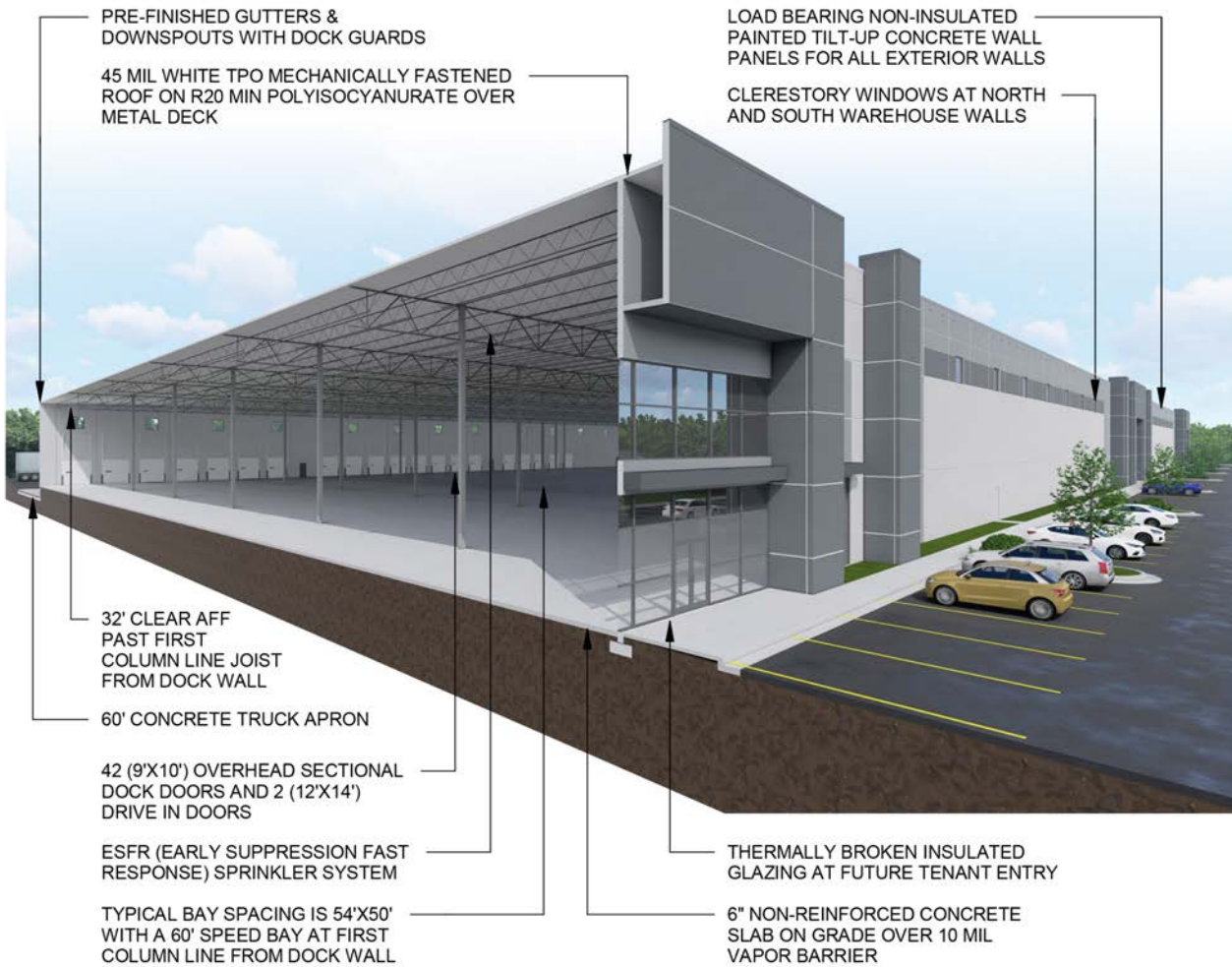




SOUTHRIDGE INDUSTRIAL PARK

Up to 234,360 SF of Industrial Space for Lease in Memphis, TN Airport Submarket

- Delivering Q4 2022 : Up to 234,360 sf
- ±2,500 SF spec office (expandable) - move in ready at delivery
- 42 (9'x10') overhead sectional dock doors
- 2 (12'x14') drive in doors
- 14 (35k lb) dock levelers (every 3rd door)
- Energy efficient roof (R-20)
- LED Lighting at 30-foot candles
- 11 miles / 18 minutes to Memphis International Airport
- 4 miles / 8 minutes to BNSF Intermodal



Building Specs - delivering Q4 2022

Available sf	±234,360
Office space sf	±2,500
Loading configuration	Rear load
Dimensions	310' x 756'
Column spacing	50' x 54'
Speed bays	60'
Clear height	32'
Dock doors	42 (9' x 10')
Drive-in doors	2 (12' x 14')
Auto parking	146 spaces
Trailer parking	58 spaces
Truck court depth	185'
Sprinklers	ESFR
Floors	6" unreinforced concrete

