



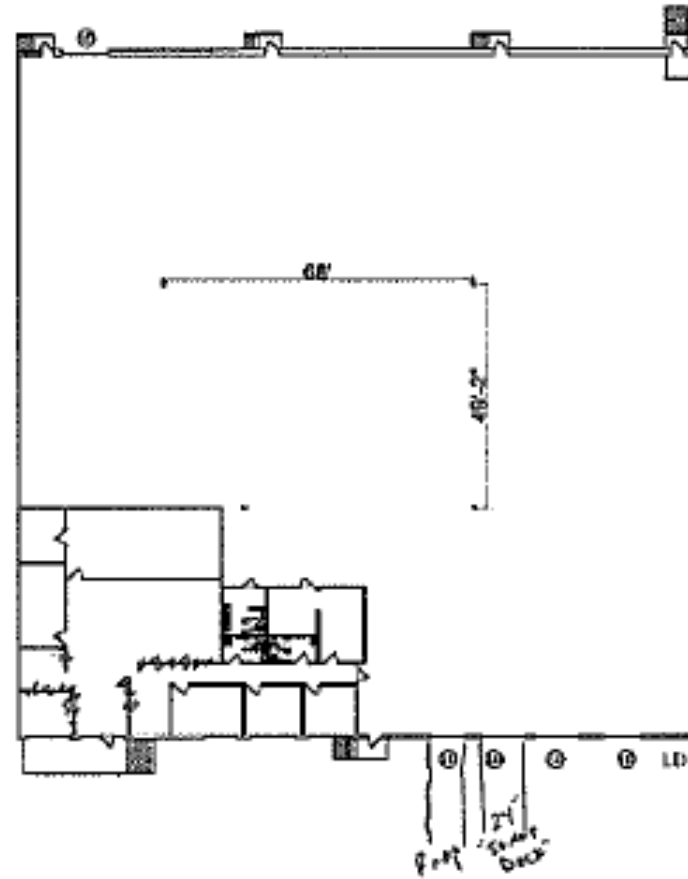
# For Sublease

22,500 SF Industrial | 3276 Democrat Rd

# 3276 Democrat Rd Memphis, TN 38118

## Property specifications

- 22,500 SF available
- Total Building : 148,441 SF
- Office: +/- 3,243 SF
- Clear Height: 24'
- Column spacing 49' x 49'
- Dock Doors: 4
- Configuration: Front-load
- Sprinkler: Wet
- Year Built: 1976
- Truck Court: 135'
- Security lights
- EMP, FP zoning
- LED: 11/30/2028



**24'**

Clear Height

**4**

Dock Doors

**+/- 3,243**

Office SF

# 3276 Democrat Rd



In close proximity to Memphis International Airport, **the 2nd busiest cargo airport in the world**, FedEx World Hub & UPS Regional Hub



**Quick access** to I-240, I-55, I-40, Hwy 78/I-22, & I-269

**Located in Democrat Square Industrial Park in the Southeast submarket**



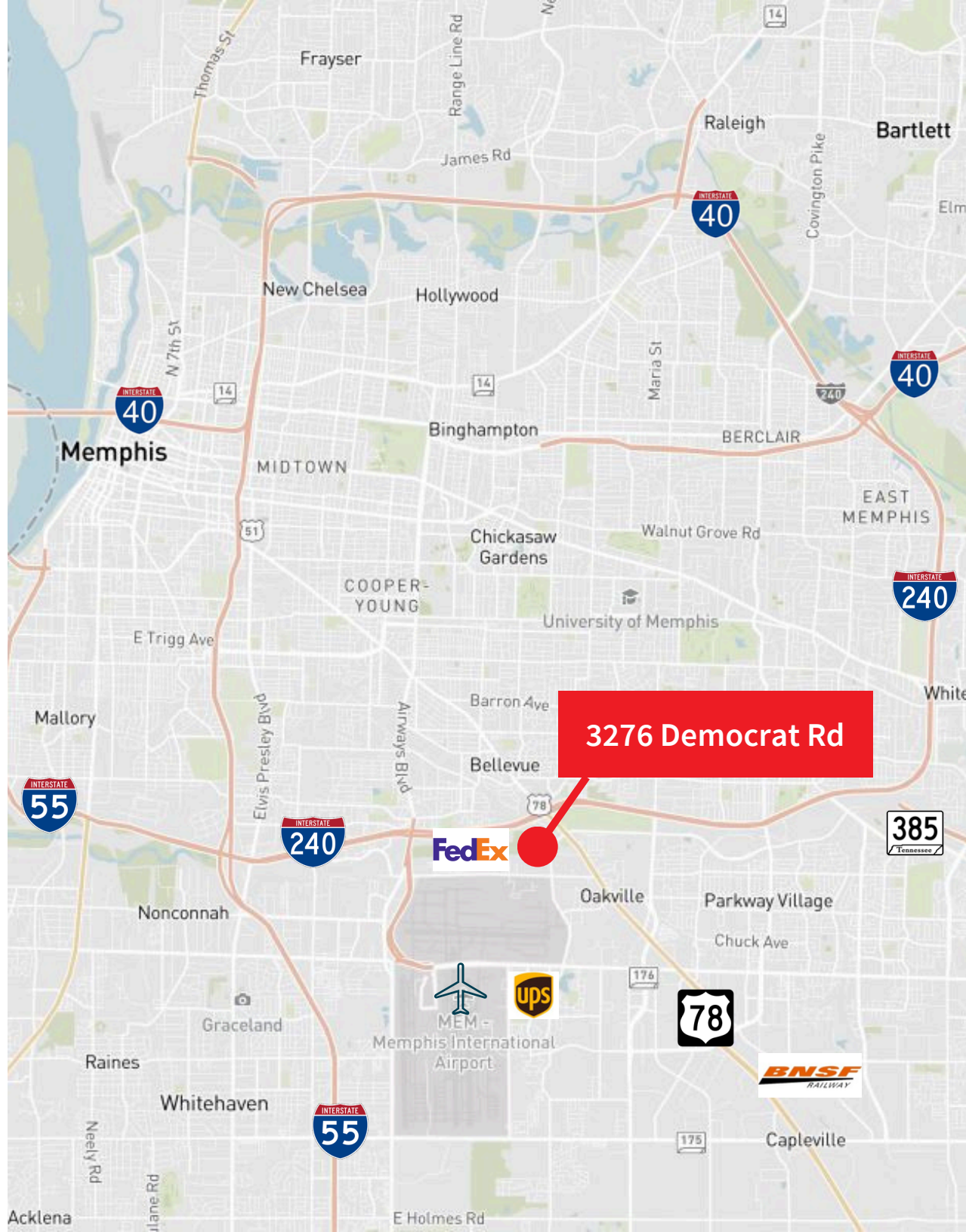
**Five Class I railroads**, BNSF, CB, CSX, Norfolk Southern and Union Pacific.



**3<sup>rd</sup> busiest** trucking corridor in the U.S., logistic connection point between Canada and Mexico via I-69



**2<sup>nd</sup> busiest port** on the Mississippi River, **5<sup>th</sup> largest inland port** in the United States



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