



For Sublease

164,400 SF Industrial | 4826 Hickory Hill Rd

 **JLL** SEE A BRIGHTER WAY

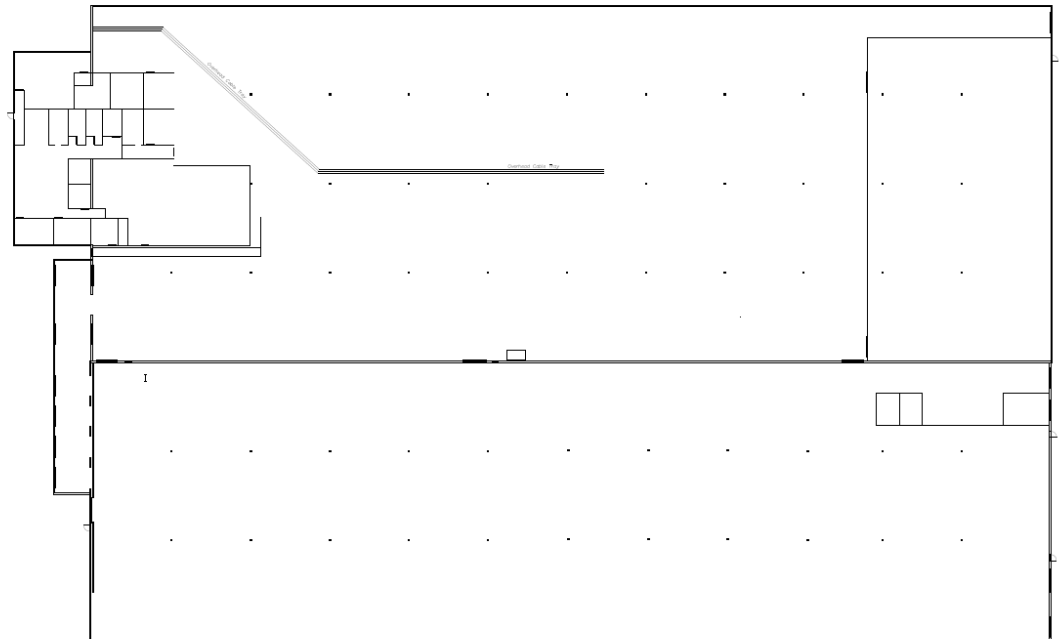
4826 Hickory Hill Rd Memphis, TN 38141

Property specifications

- 164,400 SF available
- Office: 9,200 SF
- Clear Height: 24'
- Column spacing 45'w x 40'd
- Dock Doors: 8
- Drive-in Doors: 2
- Sprinkler: Wet
- Electrical: 3,300 Amps
- Year Built: 1978
- Auto Parking: 50
- Zoning: EMP
- Site is fully fenced
- LED: 12/31/2048

Advantages

- Approximately 3.9 acres of land that can be improved for outdoor storage



Location



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



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

Located in the Southeast Submarket



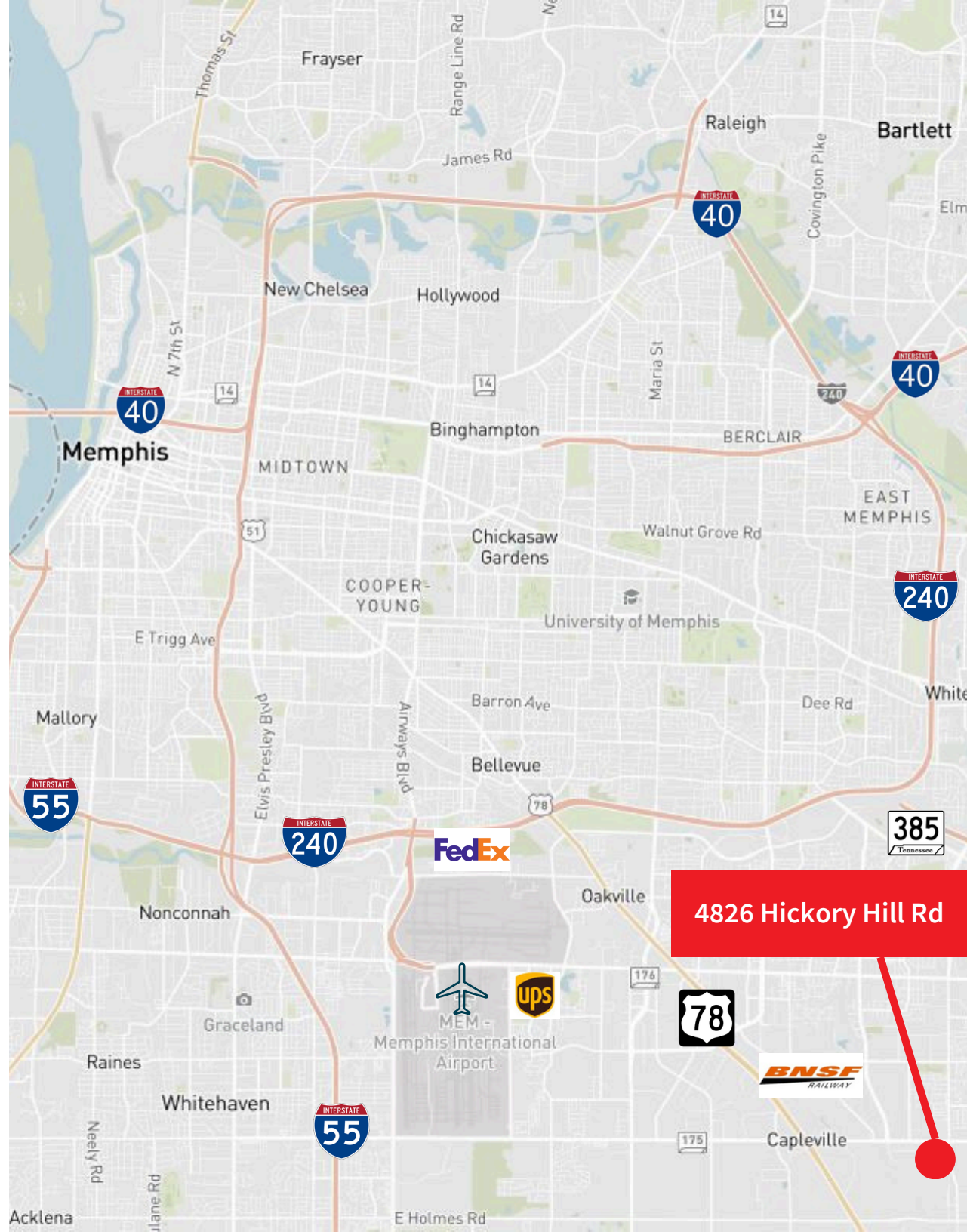
Five Class I railroads, BNSF, CB, CSX, Norfolk Southern and Union Pacific.



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



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



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