

Below Market Sublease Rate!

For Sublease

40,000 SF Distribution/Service
6399 Shelby View Dr | Memphis, TN 38134

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Memphis, TN 38134

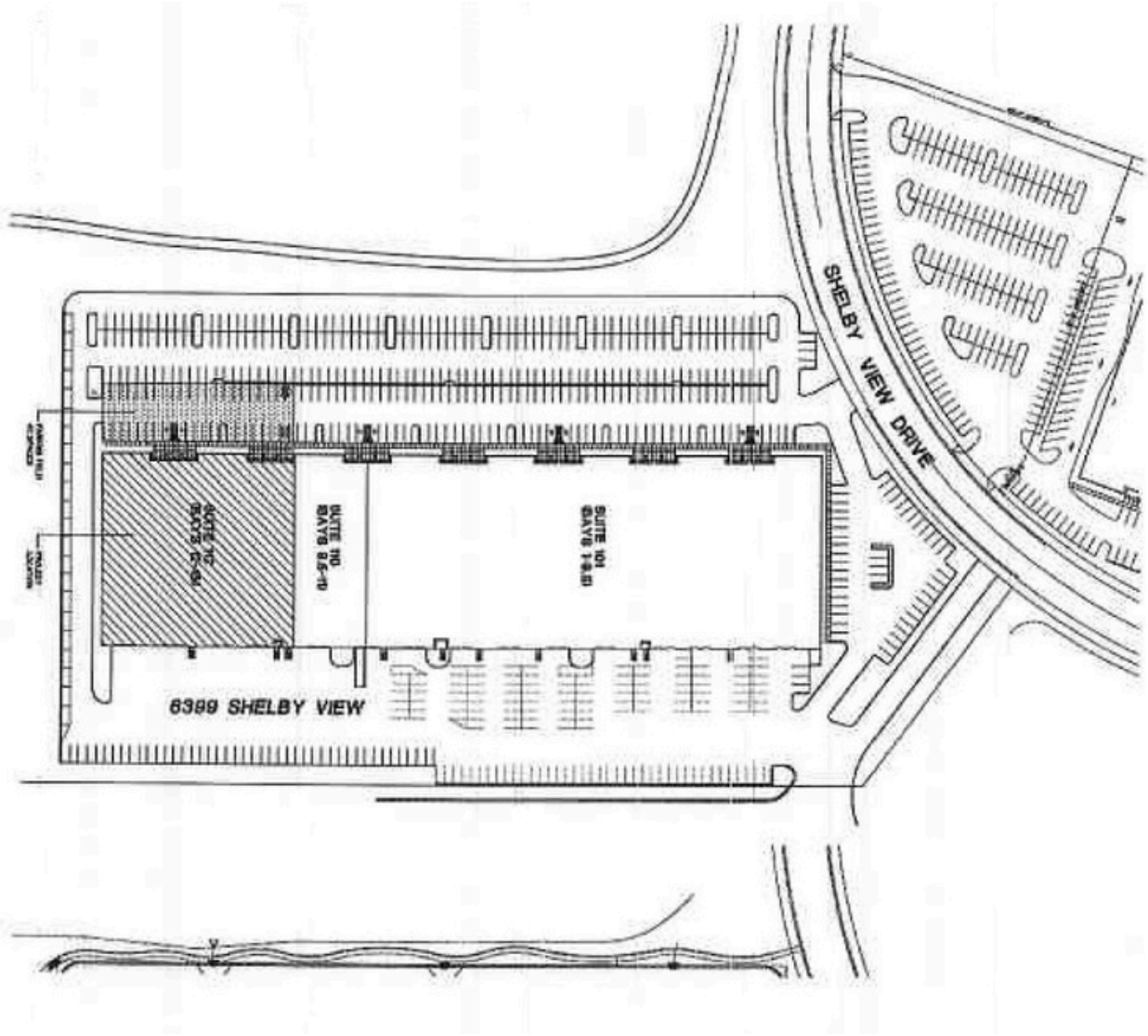
Shelby Oaks Corporate Park gives your business a polished address with real logistics advantages. Set on a wooded 640-acre area, the park offers a business park atmosphere with high-end office, showroom and warehouse space. Buildings feature first-floor private entries and well-maintained grounds and landscaping.
The park sits at the northeast quadrant of I-40 and Sycamore View Road, less than a mile from the I-240/I-40 interchange. Close to downtown Memphis, Memphis International Airport, the BNSF intermodal yard, and the FedEx and UPS hubs, which suits distribution, service and showroom users alike.

Property specifications

- 40,000 SF available
- +/- 4,000 SF Office
- 26' clear height
- 4 dock doors
- 1 large drive-in door (20' x 20')
- ESFR Sprinkler
- LED Lighting
- LED 04/30/2028

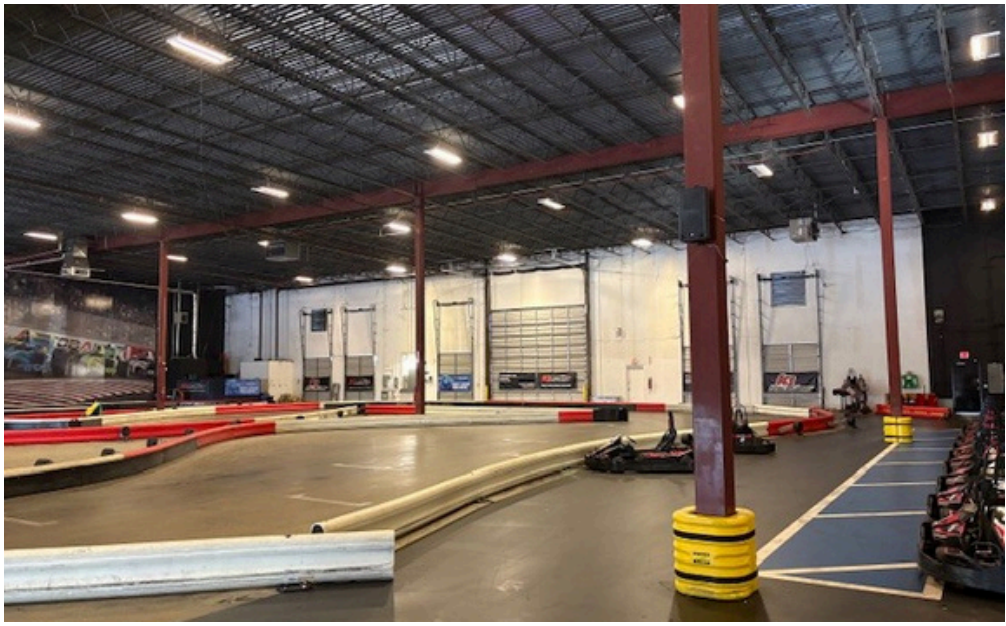
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Please Do Not Disturb Tenant - Contact Broker to Schedule a Tour



Site photos











Property overview

- Located in the Northeast Submarket in Shelby Oaks
- 15.1 miles to BNSF Intermodal Yard
- 15.8 miles to Frederick W. Smith International Airport (MEM)
- 15.5 miles to UPS Regional Hub
  15.3 miles to FedEx World Hubt
- 1.5 miles to I-40
  3.2 miles to I-240
  12.1 miles to I-269
- Contact broker for more information

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