

NEW LED LIGHTING



## 4006 Air Park

4006 Air Park, Memphis, Tennessee 38118

### Property Features

- 81,000 SF available for lease
- Smallest divisible to 39,000 SF
- 28' clear ceiling height
- 15 dock high doors
- 1 drive in
- LED Lighting
- Newly painted interior warehouse walls
- Zoned IH
- 10 minutes from Memphis International Airport
- Easy access to Hwy 78, I-240 & I-55
- Asking lease rate: \$2.60/SF net
- Operating expenses: \$0.99/SF



For more information:

**Hank Martin, CCIM, SIOR**

901 526 3100 • [hmartin@saigcompany.com](mailto:hmartin@saigcompany.com)

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

NAI Saig Company

5860 Ridgeway Center Parkway Suite 400, Memphis, TN 38120

901 526 3100

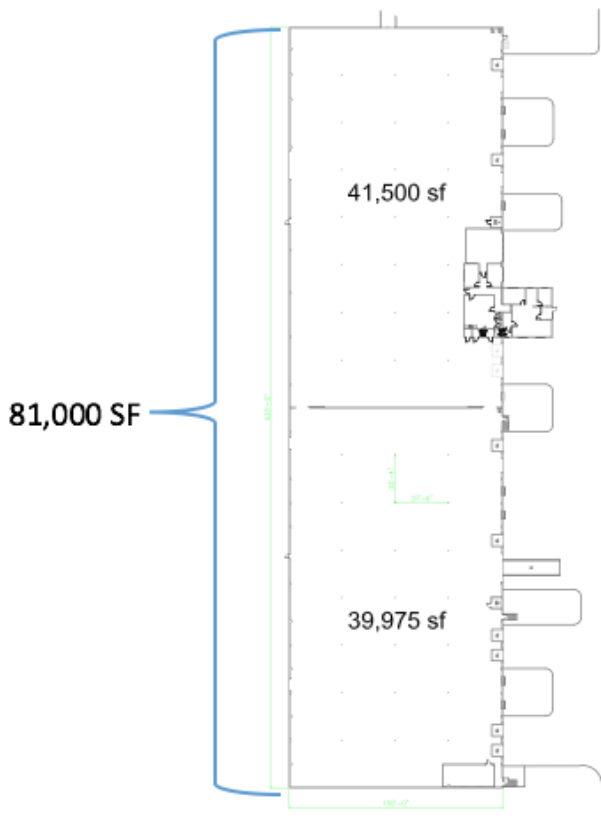
[saigcompany.com](http://saigcompany.com)

For Lease

# Industrial

# AVAILABLE

4006 Air Park Street, Suite 100, Memphis, TN



#### SPACE SUMMARY

LEASABLE AREA	81,475 sq. ft.
OFFICE AREA	3,800 sq. ft.
TRUCK DOORS	14

#### LEGEND

EP	Electric Panel
TP	Telephone Panel
SR	Sprinkler Riser

For Information Contact:

**SEALY REAL ESTATE SERVICES**

**318-222-8700**

333 Texas Street, Suite 1050 • Shreveport, LA 71101



THIS PLAN IS INTENDED FOR REPRESENTATIONAL PURPOSES ONLY. ALL INFORMATION IS SUBJECT TO CHANGE.