Stage Industrial Park

FOR LEASE | BARTLETT, TN 38133



SERVICE CENTER/FLEX INDUSTRIAL PARK

± 2,295-9,810 SQUARE-FEET AVAILABLE

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Property Availabilities

Building	Suite #	Size (SF)	Office (SF)	Clear Height	Dock Doors	Drive-in Doors	Comments
3085 Stage Post Drive	102-103	5,000	40%	16’	2	0	
3110 Stage Post Drive	116	2,430	100%	15’	1	0	
3110 Stage Post Drive	121-123	9,810	35%	15’	3	0	
3144 Stage Post Drive	101-102	5,220	85%	16’	2	0	*Available 1/1/27*
3144 Stage Post Drive	109	2,295	40%	16’	1	0	
3144 Stage Post Drive	115	2,610	25%	16’	0	1	*80% drop ceiling*
3150 Stage Post Drive	101-103	7,560	90%	16’	2	0	*3rd dock door possible*
3150 Stage Post Drive	108	2,520	80%	16’	1	0	
3150 Stage Post Drive	111-112	5,040	65%	16’	2	0	
7850 Stage Hills Blvd	108	2,850	90%	15’	1	0	

Building Amenities

- All seven (7) buildings are service center/flex industrial product
- Each building is multi-tenant & divisible depending on the design
- There is a range of product-type with dock-high doors, drive-in doors, or a combination of both
- Across the portfolio, we have clear heights from 14’-19’+, various building depths, office buildouts and electrical capacities
- Parking is 2/1,000 SF throughout the park. Random additional spaces to be used on per deal basis
- Convenient to I-40, Downtown Memphis and the FedEx & UPS hub facilities

Demographic Profile

2025 Current Population

(2 Miles)	(5 Miles)	(10 Miles)
20,476	151,125	385,665

Total Households

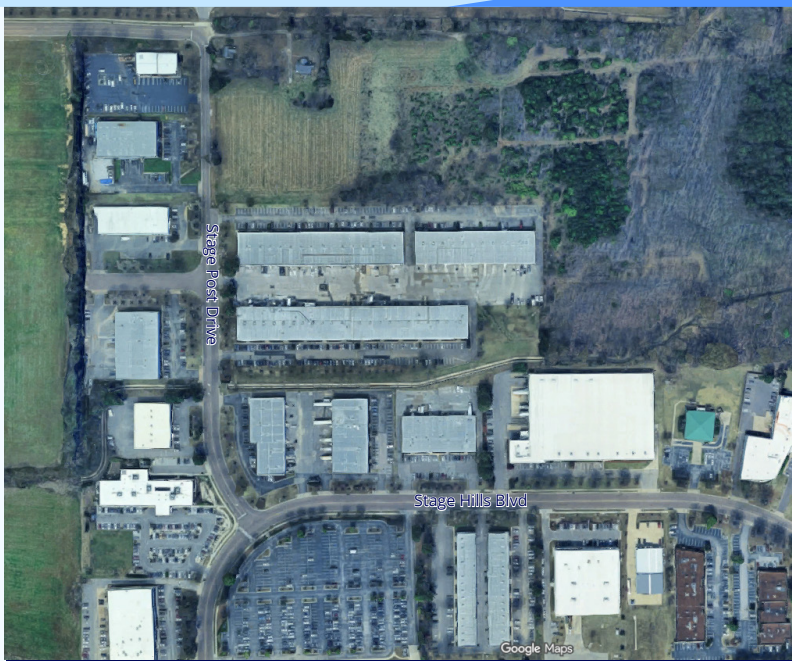
(2 Miles)	(5 Miles)	(10 Miles)
7,621	58,159	147,743

Average Household Income

(2 Miles)	(5 Miles)	(10 Miles)
$101,649	$102,200	$109,086

Total Businesses/Employees

(2 Miles)	(5 Miles)	(10 Miles)
1,604/18,186	6,035/54,115	20,027/164,136



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Park Aerial



Stage Industrial Park in Bartlett, Tennessee offers a prime location in an established industrial and business corridor. Situated directly across from Saint Francis Hospital-Bartlett, the property benefits from a convenient and highly accessible setting. With easy access to major transportation routes, including I-40 and I-240, the location provides excellent connectivity throughout the Memphis metropolitan area. Surrounded by a mix of industrial, flex and commercial properties, this location offers businesses convenient access to nearby amenities, major employment centers and regional distribution networks.

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Stage Industrial Park is a nine-building industrial/flex park strategically located in Bartlett, Tennessee, just minutes from I-40. The property offers versatile spaces designed to accommodate a variety of business needs, including warehousing, distribution, and service operations. With convenient access to Downtown Memphis, major shipping hubs, and nearby retail amenities, Stage Industrial Park provides an ideal location for businesses seeking flexibility and connectivity.

CONTACT



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