



Build-to-Suit Opportunity

Existing Specifications

- 2.5± AC
- Auto parking – 31
- Truck parking – 59
- Zoned: EMP (light industrial)
- Office building: 1,208± SF
- 135' Brooks Rd. frontage

Proposed Building Specifications

- 6,000± SF
- 5,200± SF warehouse / 800± SF office
- Building height: 16' - 18' clear (free span)
- Building dimensions: 60' x 100'
- Drive-in doors: 8 – (14' x 14')

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Conceptual Site Plan



IOS Property

1911 E. Brooks Rd. | Memphis, TN 38116

View Online

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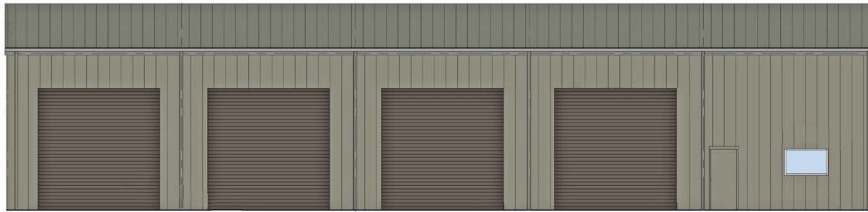
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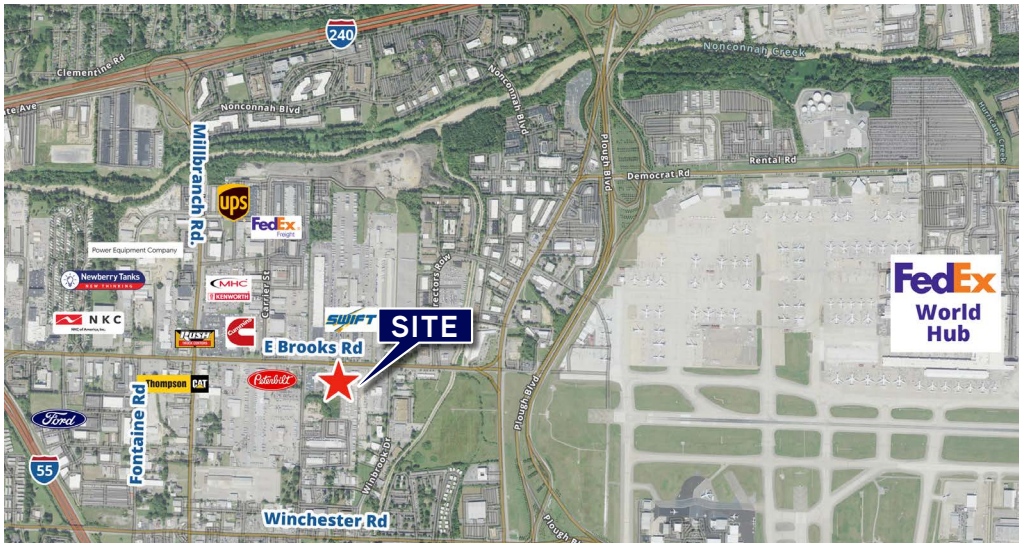
Proposed 60' X 100" Building Floorplan



North Elevation



Eave Height - 18'
Drive-In Doors - 14' x 14'



Area Distances

- Easy access to I-55 & I-240
- 135' Brooks Road frontage
- Bus stop within .25 miles
- Less than 3 miles to FedEx Hub
- Less than 3 miles to UPS Air Hub
- Less than 3 miles to Memphis International Airport

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