

**AVAILABLE**  
**40,360 SQ. Ft. Office/ Warehouse**  
**Southeast Memphis**



**3910 Senator Street Memphis, TN 38118**



**Building Features:**

Total Size: 40,360 sq. ft.  
Office Area: 2,500 sq. ft.  
Warehouse: 37,860 sq. ft.  
Dock Doors: 6 (9' x 10')  
Drive-In Doors: 2 (9' x 10')  
Ceiling Height: 26'  
Column Spacing: 40' x 50'  
Zoning: IH (Heavy Industrial)

**Miscellaneous:**

T-5 Lighting  
State of the Art Camera System  
BNRR Container Yard – 3 Miles  
FedEx Hub – 4.5 Miles  
Hwy 78 – 1.2 Miles  
Free-Standing  
Class II Wet Sprinkler System  
3 Phase Electric

**Memphis**

**Commercial  
& Industrial**

***Exclusive Agent***

3590 Sky Harbor Cove  
Memphis, TN 38118  
Phone 901-375-4300  
Fax 901-375-9689

Ed Larkin:

Ed@memphisci.com

Cell (901)-351-3961

Stefan Feick:

Stefan@memphisci.com

Cell (901)-619-4707

