



Democrat Square North

Democrat Road @ Tchulahoma · Memphis, TN 38118



- Airport Distribution Space Available
- 1 mile from I-240 and Memphis International Airport
- A few blocks from the FedEx Superhub
- Direct Burlington Northern rail Service

At Democrat Square North you will find yourself only a mile from I-240 and Memphis International Airport and just a couple of blocks from the Federal Express Super Hub. Democrat Square North is also served by the Burlington Northern Railroad. The buildings have a 24' clear ceiling height, truck and rail doors, and multiple bay sizes available. You'll also find yourself in Memphis, America's Distribution Center, with easy access to your customers by air, road, rail, and water.

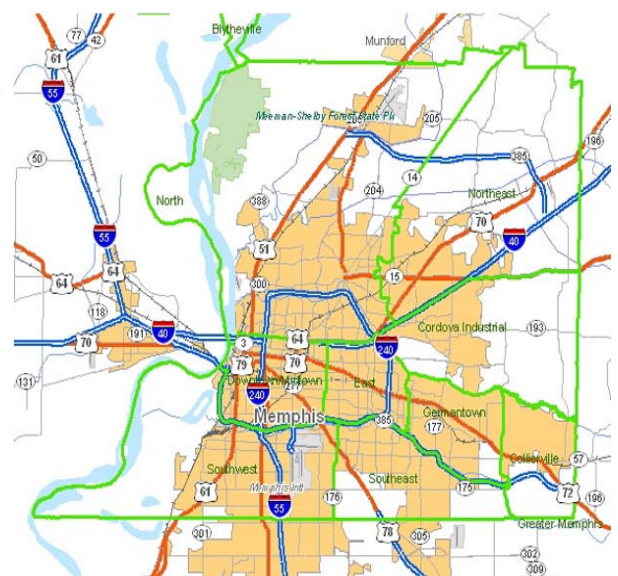
Market Information

Memphis, Tennessee is located near the geographic center of the country and has become known as "America's Distribution Center" through its superior distribution, logistics and transportation infrastructure. The Memphis International Airport is the world's busiest cargo airport, with 15 cargo airlines. Because of its river crossing, Memphis is a gateway city that plays a major role in national rail transportation with five Class I railroads converging in Memphis. The Port of Memphis located south of downtown is the second largest inland port on the Mississippi River and the fourth busiest in the country.

Over one million residents live in the Memphis area and over 8 million domestic and international visitors come to Memphis each year. Major areas of employment include distribution, financial services, healthcare, and retail. The international headquarters of FedEx employs 30,000 people in the region, more than any other single business. Additionally, the NBA Memphis Grizzlies were established in 2002 and recently opened their new stadium, the FedExForum.

In addition to its superior infrastructure, Memphis is recognized for its vibrant and growing downtown. Memphis is known for its music that is a mixture of blues, rock and roll, R & B, and gospel that creates an infectious blend of soul and sensation unique to the city. Many music festivals are held each year, including the Memphis in May Beale Street Music Festival which brings people from all over the world to the Bluff City.

MEMPHIS





Democrat Square North

Democrat Road @ Tchulahoma · Memphis, TN 38118



SubMarket Information



Image Unavailable



Democrat Square North

Democrat Road @ Tchulahoma · Memphis, TN 38118



Available Units

<u>BUILDING</u>	<u>UNIT</u>	<u>TOTAL RENTABLE</u>	<u>USE TYPE</u>
3340 Democrat Road	A020	12,000 (SF)	INDUSTRIAL
3344 Democrat Road	A030	12,000 (SF)	INDUSTRIAL
3346 Democrat Road #101	A050	6,000 (SF)	INDUSTRIAL
3348 Democrat Road	A060	24,000 (SF)	INDUSTRIAL
3350 Democrat Road	A080	36,000 (SF)	INDUSTRIAL
3276 Democrat Road #4-5	C060	15,000 (SF)	INDUSTRIAL
3268 Democrat Road #1-10	D100	50,000 (SF)	INDUSTRIAL
3264 #8-11 Democrat	D090	40,000 (SF)	INDUSTRIAL
3264 Democrat, Suites 1-3	D055	30,000 (SF)	INDUSTRIAL
3262 #3 Democrat	D110	50,000 (SF)	INDUSTRIAL
3274 Democrat Road	E020	20,000 (SF)	INDUSTRIAL
3290 Democrat Road	F010	1 (SF)	INDUSTRIAL



Democrat Square North

Democrat Road @ Tchulahoma · Memphis, TN 38118



UNIT INFORMATION

Unit ID: A020

Address: 3340 Democrat Road Memphis, TN 38118

Unit Area: 12,000 Square Feet Available

● Exterior Walls:

Min. Width :

Min. Height:

Material: Concrete Tilt Up

● Loading:

Loading Docks - 2

4'

Drive-In Doors - 0

● Floors:

Thickness: 5"

Concrete

● Clear Heights:

Min. Heights: 22'

● Fire Suppression:

Type: Dry

Density:0

● Column Spacing:

Spacing: 30' x 40'

● HVAC:

Type: GFU

Tonnage:0

● Roofing System:

Material: Fiberglass

Built up

● Lighting:

Type: Fluorescent

● Parking Area:

Available from Asset Management Services

● Electrical:

Min. Capacity: 0

Min. Voltage:

Phase: 0



Democrat Square North

Democrat Road @ Tchulahoma · Memphis, TN 38118



UNIT INFORMATION

Unit ID: A030

Address: 3344 Democrat Road Memphis, TN 38118

Unit Area: 12,000 Square Feet Available

● Exterior Walls:

Min. Width :

Min. Height:

Material: Concrete Tilt Up

● Loading:

Loading Docks - 2

Drive-In Doors - 1

● Floors:

Thickness: 5"

Concrete

● Clear Heights:

Min. Heights: 22'

● Fire Suppression:

Type: Dry

● Column Spacing:

Spacing: 30' x 40'

● HVAC:

Type: GFU

● Roofing System:

Material: Fiberglass

Built up

● Lighting:

Type: Fluorescent

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



Democrat Square North

Democrat Road @ Tchulahoma · Memphis, TN 38118



UNIT INFORMATION

Unit ID: A050

Address: 3346 Democrat Road #101 Memphis, TN 38118

Unit Area: 6,000 Square Feet Available

● Exterior Walls:

Material: Concrete
Tilt Up

● Loading:

Loading Docks - 1

Drive-In Doors - 2

● Floors:

Thickness: 5"
Concrete

● Clear Heights:

Min. Heights: 22'

● Fire Suppression:

Type: Dry

● Column Spacing:

Spacing: 50' x 50'
Steel

● HVAC:

Type: GFU

● Roofing System:

Material: Fiberglass
Built up

● Lighting:

Type: Metal Halide

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



Democrat Square North

Democrat Road @ Tchulahoma · Memphis, TN 38118



UNIT INFORMATION

Unit ID: A060

Address: 3348 Democrat Road Memphis, TN 38118

Unit Area: 24,000 Square Feet Available

● Exterior Walls:

Min. Width :

Min. Height:

Material: Concrete Tilt Up

● Loading:

Loading Docks - 4

4'

Drive-In Doors - 0

● Floors:

Thickness: 5"

Concrete

● Clear Heights:

Min. Heights: 18'

Drop ceiling.

● Fire Suppression:

Type: Dry

● Column Spacing:

Spacing: 30' x 40'

Steel

● HVAC:

Type: GFU

● Roofing System:

Material: Fiberglass

Built up

● Lighting:

Type: Fluorescent

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



Democrat Square North

Democrat Road @ Tchulahoma · Memphis, TN 38118



UNIT INFORMATION

Unit ID: A080

Address: 3350 Democrat Road Memphis, TN 38118

Unit Area: 36,000 Square Feet Available

● Exterior Walls:

Material: Concrete
Tilt Up

● Loading:

Loading Docks - 0

Drive-In Doors - 2

● Floors:

Thickness: 5"
Concrete

● Clear Heights:

Min. Heights: 22'

● Fire Suppression:

Type: Dry

● Column Spacing:

Spacing: 50' x 50'
Steel

● HVAC:

Type: GFU

● Roofing System:

Material: Fiberglass
Built up

● Lighting:

Type: Fluorescent

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



Democrat Square North

Democrat Road @ Tchulahoma · Memphis, TN 38118



UNIT INFORMATION

Unit ID: C060

Address: 3276 Democrat Road #4-5 Memphis, TN 38118

Unit Area: 15,000 Square Feet Available

● Exterior Walls:

Material: Concrete
Tilt Up

● Loading:

Loading Docks - 0

Drive-In Doors - 4

● Floors:

Thickness: 5"
Concrete

● Clear Heights:

Min. Heights: 22'

● Fire Suppression:

Type: Dry

● Column Spacing:

Spacing: 50' x 50'
Steel

● HVAC:

Type: GFU

● Roofing System:

Material: Fiberglass
Built up

● Lighting:

Type: Fluorescent

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



Democrat Square North

Democrat Road @ Tchulahoma · Memphis, TN 38118



UNIT INFORMATION

Unit ID: D100

Address: 3268 Democrat Road #1-10 Memphis, TN 38118

Unit Area: 50,000 Square Feet Available

● Exterior Walls:

Material: Concrete
Tilt Up

● Loading:

Loading Docks - 1

Drive-In Doors - 8

● Floors:

Thickness: 5"
Concrete

● Clear Heights:

Min. Heights: 24'

● Fire Suppression:

Type: Wet

● Column Spacing:

Spacing: 50' x 50'
Steel

● HVAC:

Type: GFU

● Roofing System:

Material: Fiberglass
Built up

● Lighting:

Type: Metal Halide

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



Democrat Square North

Democrat Road @ Tchulahoma · Memphis, TN 38118



UNIT INFORMATION

Unit ID: D090

Address: 3264 #8-11 Democrat Memphis, TN 38118

Unit Area: 40,000 Square Feet Available

● Exterior Walls:

Min. Width :

Min. Height:

Material: Concrete Tilt Up

● Loading:

Loading Docks - 6

Drive-In Doors - 1

● Floors:

Thickness: 5"

Concrete

● Clear Heights:

Min. Heights: 24'

● Fire Suppression:

Type: Wet

Density:0

● Column Spacing:

Spacing: 50' x 50'

● HVAC:

Type: GFU

Tonnage:0

● Roofing System:

Material: Fiberglass

Built up

● Lighting:

Type: Fluorescent

● Parking Area:

Available from Asset Management Services

● Electrical:

Min. Capacity: 0

Min. Voltage:

Phase: 0



Democrat Square North

Democrat Road @ Tchulahoma · Memphis, TN 38118



UNIT INFORMATION

Unit ID: D055

Address: 3264 Democrat, Suites 1-3 Memphis, TN 38118

Unit Area: 30,000 Square Feet Available

● **Exterior Walls:**

Available from Asset Management Services

● **Loading:**

Available from Asset Management Services

Available from Asset Management Services

● **Floors:**

Available from Asset Management Services

● **Clear Heights:**

Available from Asset Management Services

● **Fire Suppression:**

Available from Asset Management Services

● **Column Spacing:**

Available from Asset Management Services

● **HVAC:**

Available from Asset Management Services

● **Roofing System:**

Available from Asset Management Services

● **Lighting:**

Available from Asset Management Services

● **Parking Area:**

Available from Asset Management Services

● **Electrical:**

Available from Asset Management Services



Democrat Square North

Democrat Road @ Tchulahoma · Memphis, TN 38118



UNIT INFORMATION

Unit ID: D110

Address: 3262 #3 Democrat Memphis, TN 38118

Unit Area: 50,000 Square Feet Available

● **Exterior Walls:**

Available from Asset Management Services

● **Loading:**

Available from Asset Management Services

Available from Asset Management Services

● **Floors:**

Available from Asset Management Services

● **Clear Heights:**

Available from Asset Management Services

● **Fire Suppression:**

Available from Asset Management Services

● **Column Spacing:**

Available from Asset Management Services

● **HVAC:**

Available from Asset Management Services

● **Roofing System:**

Available from Asset Management Services

● **Lighting:**

Available from Asset Management Services

● **Parking Area:**

Available from Asset Management Services

● **Electrical:**

Available from Asset Management Services



Democrat Square North

Democrat Road @ Tchulahoma · Memphis, TN 38118



UNIT INFORMATION

Unit ID: E020

Address: 3274 Democrat Road Memphis, TN 38118

Unit Area: 20,000 Square Feet Available

● Exterior Walls:

Material: Concrete
Tilt Up

● Loading:

Loading Docks - 0

Drive-In Doors - 6

● Floors:

Thickness: 5"
Concrete

● Clear Heights:

Min. Heights: 20'

● Fire Suppression:

Type: Wet

● Column Spacing:

Spacing: 50' x 50'
Steel

● HVAC:

Type: RTU

● Roofing System:

Material: Modified Bitumen
Built up

● Lighting:

Type: Metal Halide

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



Democrat Square North

Democrat Road @ Tchulahoma · Memphis, TN 38118



UNIT INFORMATION

Unit ID: F010

Address: 3290 Democrat Road Memphis, TN 38118

Unit Area: 1 Square Feet Available

● **Exterior Walls:**

Available from Asset Management Services

● **Loading:**

Available from Asset Management Services

Available from Asset Management Services

● **Floors:**

Available from Asset Management Services

● **Clear Heights:**

Available from Asset Management Services

● **Fire Suppression:**

Available from Asset Management Services

● **Column Spacing:**

Available from Asset Management Services

● **HVAC:**

Available from Asset Management Services

● **Roofing System:**

Available from Asset Management Services

● **Lighting:**

Available from Asset Management Services

● **Parking Area:**

Available from Asset Management Services

● **Electrical:**

Available from Asset Management Services