



## Tri-Buildings

Directors Row @ Airways · Memphis, TN 38131



- 70,000+ SF of Office/Showroom Space
- Close proximity to the Memphis International Airport
- Bay sizes from 2,880 - 10,000 SF
- Convenient to I-40 and I-55

Close proximity to the Memphis International Airport and all major interstates in the area, makes Tri-Buildings Business Center the perfect setting for businesses on the go. Three separate buildings totaling 77,802 square feet are available with bay sizes ranging from 2,880 to 10,000 square feet. Tri-Buildings Business Center is adjacent to several national medical manufacturing companies and is professionally landscaped.

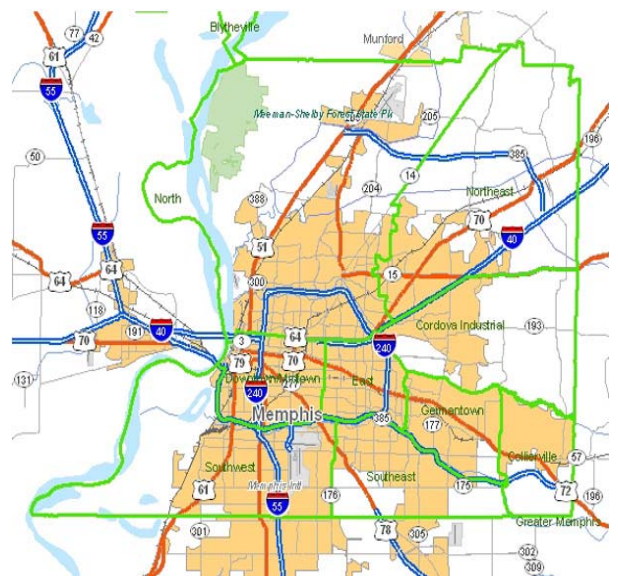
## Market Information

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





## SubMarket Information

---



**Image Unavailable**



## Tri-Buildings

Directors Row @ Airways · Memphis, TN 38131



### Available Units

<u>BUILDING</u>	<u>UNIT</u>	<u>TOTAL RENTABLE</u>	<u>USE TYPE</u>
2853 Director's Cove #1-2	A030	3,200 ( SF )	INDUSTRIAL
1	A040	2,962 ( SF )	INDUSTRIAL
2851 Director's Cove #1-2	A050	3,438 ( SF )	INDUSTRIAL
2856 Director's Cove #1-2	B010	20,930 ( SF )	INDUSTRIAL
3312 Winbrook Drive	C010	17,880 ( SF )	INDUSTRIAL
3312 Winbrook Drive	0000	0 ( SF )	INDUSTRIAL



### UNIT INFORMATION

**Unit ID:** A030

**Address:** 2853 Director's Cove #1-2 Memphis, TN 38131

**Unit Area:** 3,200 Square Feet Available

#### ● Exterior Walls:

Min. Width :

Min. Height:

Material: Concrete Tilt Up

#### ● Loading:

# Loading Docks - 1

4'

# Drive-In Doors - 0

#### ● Floors:

Thickness: 0"

Concrete

#### ● Clear Heights:

Min. Heights: 12' 8"

#### ● Fire Suppression:

Type: NO

#### ● Column Spacing:

Spacing: x

31'x31'

#### ● HVAC:

Type: GFU

#### ● Roofing System:

Material: Modified Bitumen

#### ● Lighting:

Type: Fluorescent

#### ● Parking Area:

Available from Asset Management Services

#### ● Electrical:

Available from Asset Management Services



### UNIT INFORMATION

**Unit ID:** A040

**Address:** 1 Memphis, TN 38131

**Unit Area:** 2,962 Square Feet Available

#### ● Exterior Walls:

Min. Width : 1'

Min. Height: 1'

Material: Metal

1

#### ● Floors:

Thickness: 1"

1

#### ● Clear Heights:

Min. Heights: 1' 1"

1

#### ● Column Spacing:

Spacing: 1' x 1'

1

#### ● Roofing System:

Material: EPDM

1

#### ● Parking Area:

Available from Asset Management Services

#### ● Loading:

# Loading Docks - 1

1

# Drive-In Doors - 1

1

#### ● Fire Suppression:

Type: Wet System

Density:1

1

#### ● HVAC:

Type: Gas-Fired Unit Heaters

Tonnage:1

1

#### ● Lighting:

Type: Metal Halide

1

#### ● Electrical:

Min. Capacity: 1

Min. Voltage: 1

Phase: 1

1



### UNIT INFORMATION

**Unit ID:** A050

**Address:** 2851 Director's Cove #1-2 Memphis, TN 38131

**Unit Area:** 3,438 Square Feet Available

#### ● Exterior Walls:

Min. Width :

Min. Height:

Material: Concrete Tilt Up

#### ● Loading:

# Loading Docks - 0

# Drive-In Doors - 1

#### ● Floors:

Thickness: 0"

Concrete

#### ● Clear Heights:

Min. Heights: 14'

#### ● Fire Suppression:

Type: NO

#### ● Column Spacing:

Available from Asset Management Services

#### ● HVAC:

Type: GFU

#### ● Roofing System:

Material: Modified Bitumen

#### ● Lighting:

Type: Fluorescent

#### ● Parking Area:

Available from Asset Management Services

#### ● Electrical:

Available from Asset Management Services



## UNIT INFORMATION

**Unit ID:** B010

**Address:** 2856 Director's Cove #1-2 Memphis, TN 38131

**Unit Area:** 20,930 Square Feet Available

### ● Exterior Walls:

Min. Width :

Min. Height:

Material: Concrete Tilt Up

### ● Loading:

# Loading Docks - 2

44"

# Drive-In Doors - 0

### ● Floors:

Thickness: 0"

Concrete

### ● Clear Heights:

Min. Heights: 12'

### ● Fire Suppression:

Type: NO

### ● Column Spacing:

Spacing: x

26'x30'

### ● HVAC:

Type: RTU

### ● Roofing System:

Material: Modified Bitumen

### ● Lighting:

Type: Fluorescent

### ● Parking Area:

Available from Asset Management Services

### ● Electrical:

Available from Asset Management Services



## UNIT INFORMATION

**Unit ID:** C010

**Address:** 3312 Winbrook Drive Memphis, TN 38131

**Unit Area:** 17,880 Square Feet Available

### ● Exterior Walls:

Min. Width :

Min. Height:

Material: Concrete Tilt Up

### ● Loading:

# Loading Docks - 0

# Drive-In Doors - 3

### ● Floors:

Thickness: 0"

Concrete

### ● Clear Heights:

Min. Heights: 14'

### ● Fire Suppression:

Type: NO

### ● Column Spacing:

Available from Asset Management Services

### ● HVAC:

Type: GFU

### ● Roofing System:

Material: Modified Bitumen

### ● Lighting:

Type: Fluorescent

### ● Parking Area:

Available from Asset Management Services

### ● Electrical:

Available from Asset Management Services



### UNIT INFORMATION

**Unit ID:** 0000

**Address:** 3312 Winbrook Drive Memphis, TN 38131

**Unit Area:** 0 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