

Southpoint II

4655 E Shelby Drive, Memphis, TN 38118

Industrial Sublease
164,373 SF Available



CBRE

Sublease Opportunity Near Memphis' Major Thoroughfares

Property Overview

244,968 SF

Total Building Area

30'

Clear Height

164,373 SF

Sublease Area

42' x 55'

Column Spacing

8/15/2025

Date Available

ESFR

Sprinkler System

5/31/2027

Sublease Expiration Date

15

10'x12' Dock Doors (All with levelers, window panes, shelters, and bumpers)

+/-3,952 SF

Office Area

3

Drive In Doors (All with security gates)

SIDE LOAD

Configuration

18 TOTAL

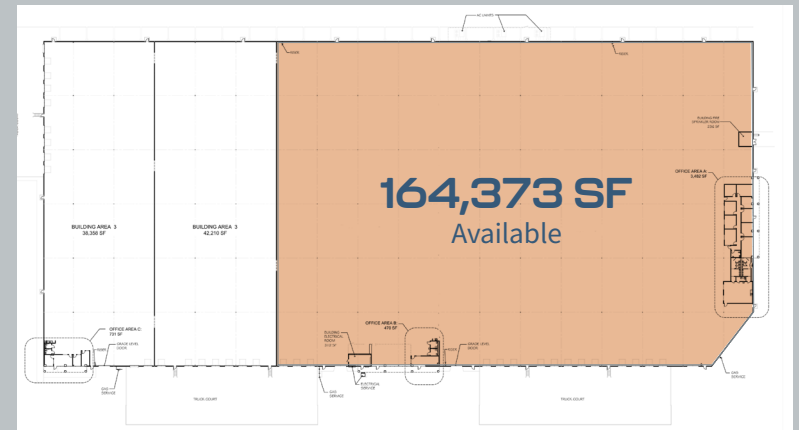
Battery Chargers (8 for forklifts, 10 for pallet jacks)

1996

Year Built

EXISTING RACKING

Available

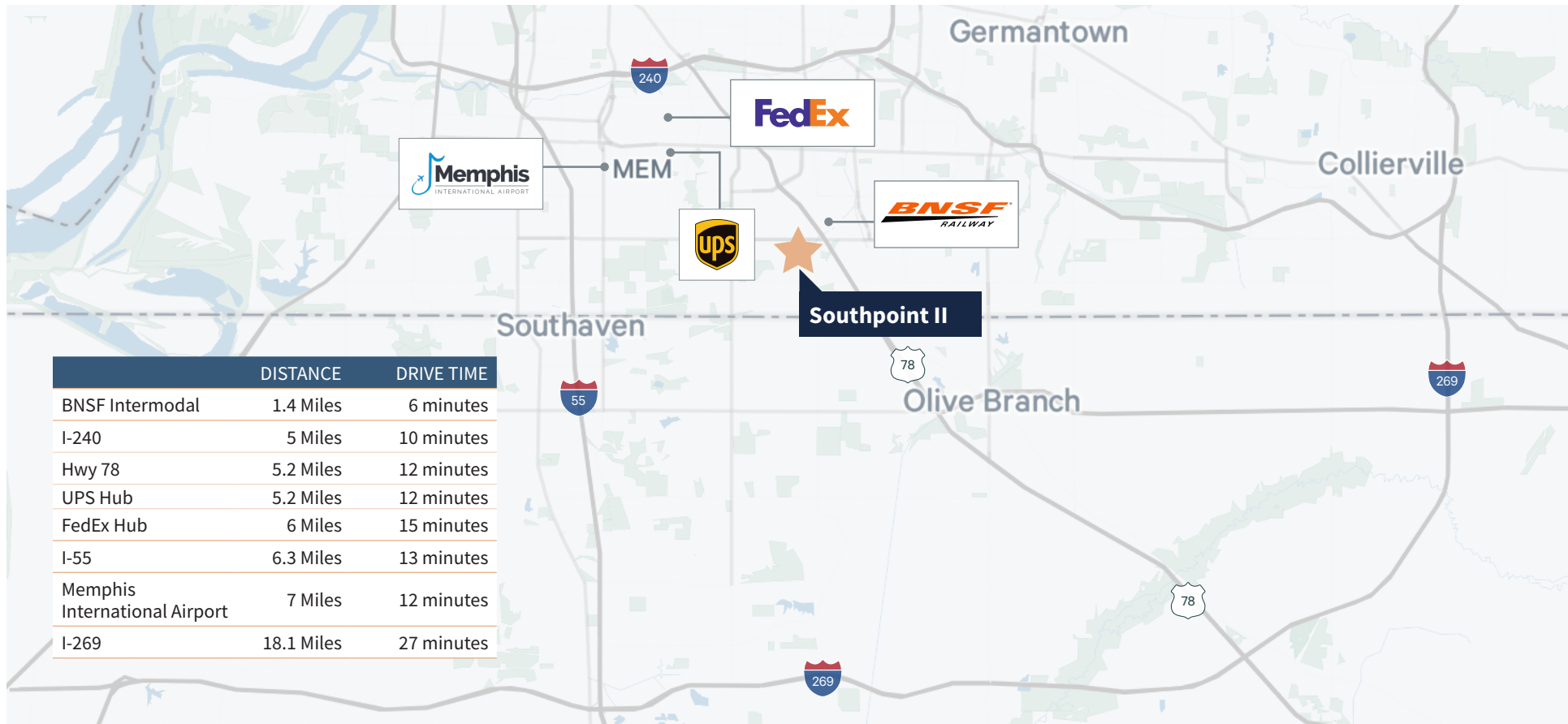


Strategic Location

Excellent Accessibility.

Located in Memphis' Southeast submarket, this sublease opportunity is ideally positioned near Memphis' major transportation thoroughfares, the Memphis International Airport and the BNSF Intermodal Yard.

Located adjacent to US Highway 78 and less than five miles from I-240, the Property offers convenient access to the FedEx and UPS hubs, making this an ideal location for global distribution.



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Exclusive Marketing Contacts

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