



**EQT | EXETER**



# 4340 Swinnea Road – Building A

Memphis, TN

Building Size: 96,440 SF | 96,440 SF of Industrial Space Available

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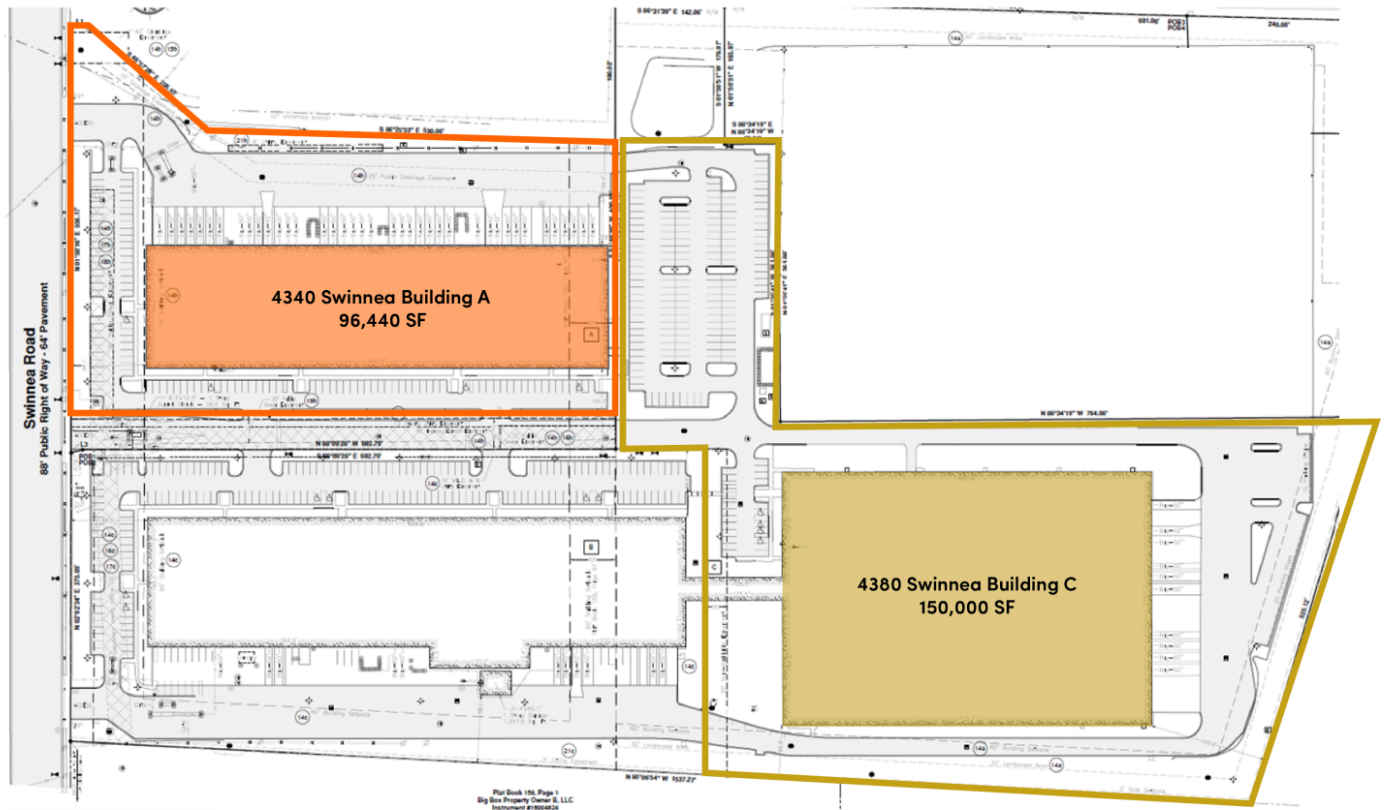
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## Building Specifications

- Industrial space available
- 96,440 SF total building size
- 96,440 SF available size
- Available 2/1/2024
- 6,325 Office SF
- Year Built: 2000
- 24' clear height
- TPO Roof
- 100% HVAC
- ESFR Sprinkler
- 39 Dock Doors
- T-8 Fluorescent Lighting
- Auto Parking – 103
- Site is fenced and truck court is gated
- Immediate Access to Memphis International Airport and the FedEx World Hub



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## Location

