



EQT | EXETER



# 4550 Swinnea Road

Memphis, TN

Building Size: 337,655 SF

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## Building Specifications

- Industrial space
- 337,655 SF total building size
- **Fully Leased**
- 10,000 SF of office
- 30' clear height
- Cross-Dock loading
- 48 dock doors
- 3 drive-in doors
- 122 car parking spaces
- 36 trailer parking spaces
- T-5 lighting
- ESFR sprinkler system

## Additional Information

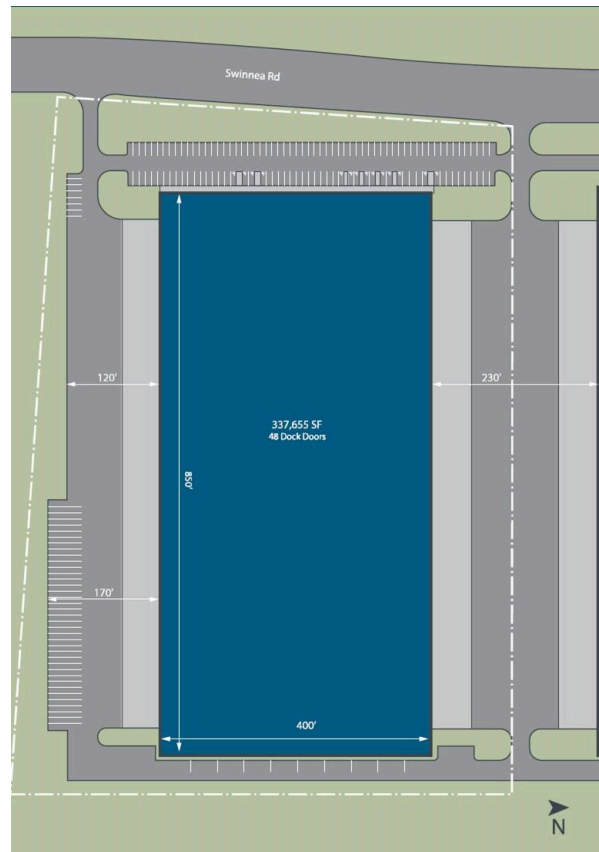
- 36 trailer parking spaces with ability to park up to 30 more between dock doors
- Fenced and gated with a guard shack
- Immediate Proximity to Memphis International Airport and the FedEx World Hub



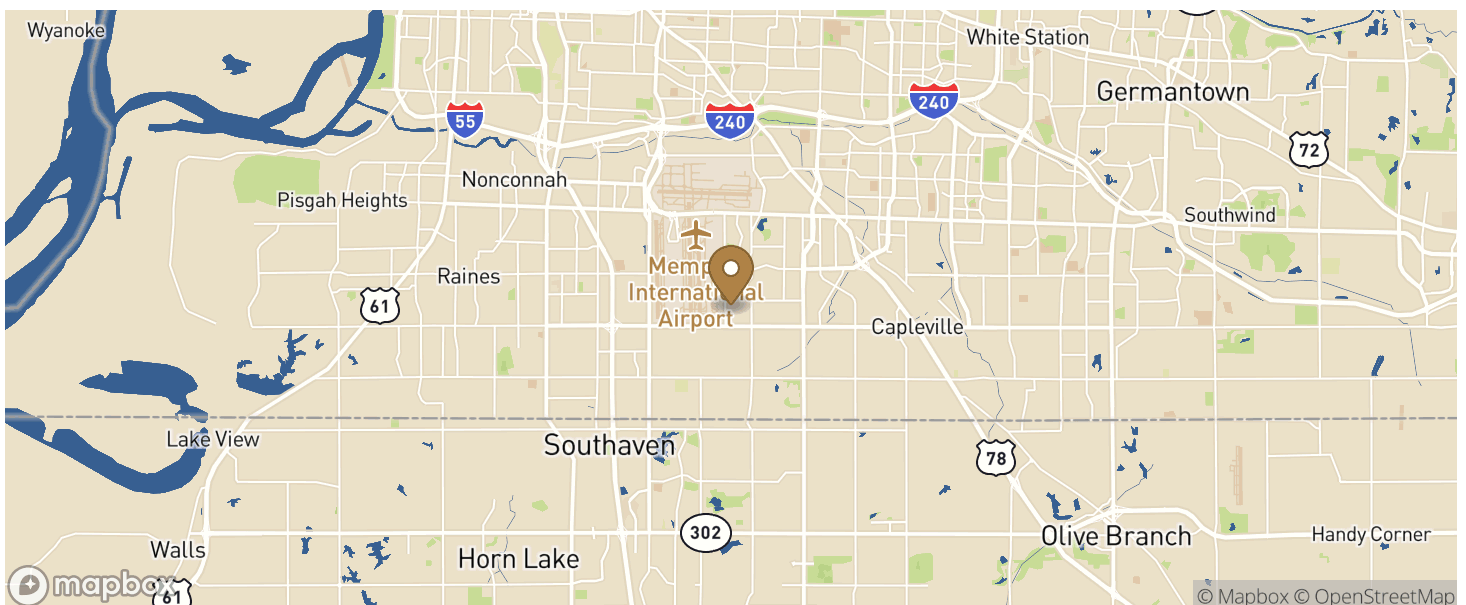
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## Location



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## Access

CITY	POPULATION	MILES	DRIVE TIME
Memphis	633,104	9	0 h 15 m
Nashville	684,410	217	3 h 29 m
Nashville–Davidson (balance), Tennessee	601,222	219	3 h 30 m
Dallas	1,304,379	467	7 h 36 m
Indianapolis	887,642	476	7 h 34 m
Chicago	2,746,388	543	8 h 35 m

## Population

ACCESS AND LABOR FORCE	10 MILES
Total Population	595,099
Total Labor Force	433,567
Unemployment Rate	2.73%
Median Household Income	48,390
Warehouse Employees	4,271
High School Education Or Higher	66.16%