



3271 Infinity Parkway West Memphis, AR

±600,000 SF

Eli Zami
Co Founder and President
eli@epm-partners.com
917-532-7381

Kenny Cohen
Co Founder
kenny@epm-partners.com
917-335-5595



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±600,000 SF

HIGHLIGHTS

- West Memphis is ideally suited to growing enterprises due to the close proximity to Memphis and interstate highway systems.
- A perfect Submarket of Memphis (population of 1.3 million people) companies can now find commercial real estate availability at a lower cost per square foot rate in West Memphis just 15 minutes over the Mississippi river.
- Located in close proximity to I-40 I-55 and route 61, this area is known to be a premier location in the country for distribution.
- 8 Hours from large metropolitan cities such as Dallas, Chicago, Atlanta, Cincinnati, and Kansas City.
- Rent in Memphis are rising faster than national average with West Memphis having lower property and utility costs
- Labor force participation rate in West Memphis is 65% higher than national average.
- This Class A distribution building is well suited for manufacturing with additional expansion capabilities.
- Adjacent to FedEx freight and Union Pacific along with other employers in the area, such as Bosch, Family Dollar, Coca-Cola and BASF.

SPECIFICATIONS

SIZE:

±600,000 SF divisible to 300 sf and expandable on 36 acres

GROUND:

±36.26 acres

DATE OF CONSTRUCTION:

Built in 2006

CEILING HEIGHTS:

30-35' clear

TRUCK LOADING:

99 dock doors add 4 drive ins

SPRINKLER:

100% sprinklered with ESFR system

LIGHTING

New LED lighting recently installed

VENTILATION

24 rooftop fans and louvers are located above dock doors

GAS

Supplied by Center Point Energy

PARKING

130 trailer park and same for car park

ROOF

Built up metal roof with TPO single ply membrane surface





