



**FOR LEASE**  
1709 - 1769 LATHAM ST

**213,519 SF**  
**MEMPHIS, TN**



**PHOENIX**  
**LOGISTICS**

*Strategic Real Estate. Applied Technology. Tailored Service.*

**ROBERT KRIEWALDT 920-915-9746 | ROBERT@PHOENIX3PL.COM**

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# PROPERTY HIGHLIGHTS



**NEW EXTERIOR  
PAINT (2025)**



**WHITEBOX  
RENOVATIONS (2025)**



**VARIOUS SUITE SIZES  
AVAILABLE**



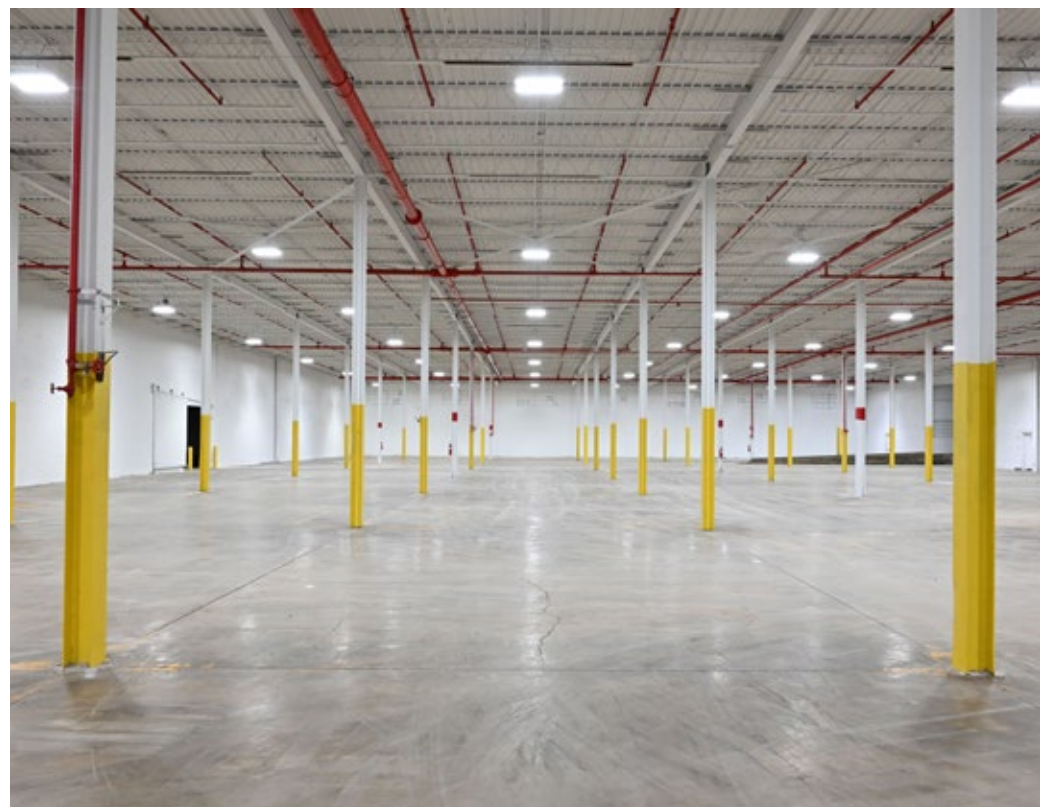
**NEW ROOF (2025)**



# PROPERTY DETAILS

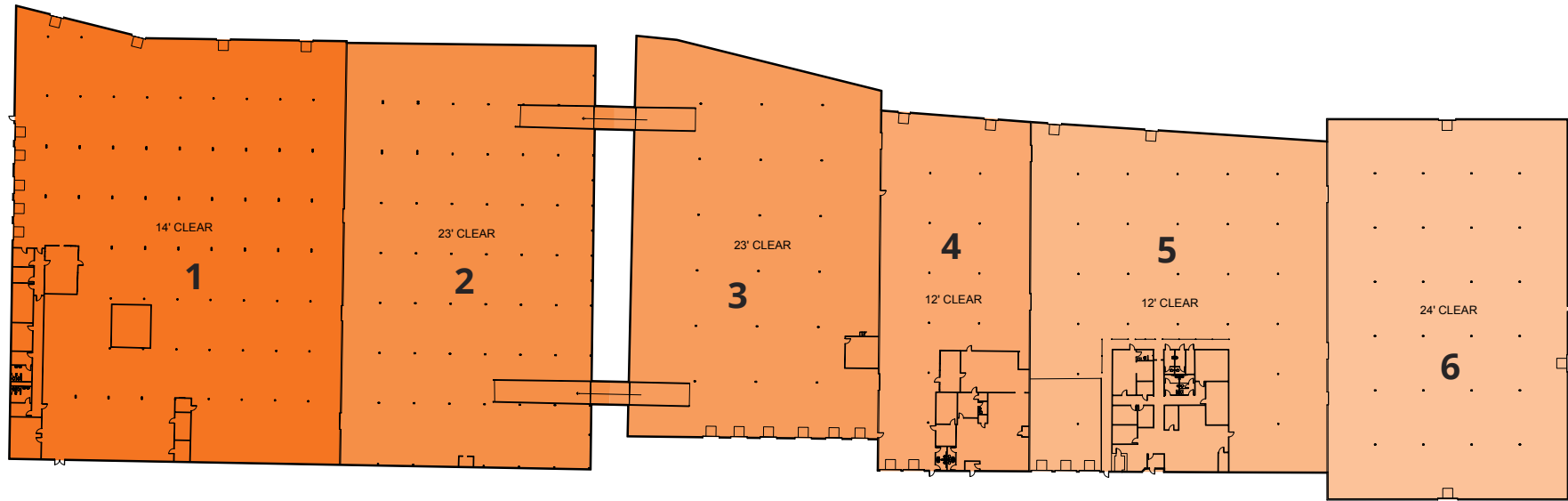
1709 - 1769 LATHAM ST | MEMPHIS, TN

|                            |                     |
|----------------------------|---------------------|
| AVAILABLE SPACE            | 213,519 SF          |
| MINIMUM DIVISIBLE          | 19,333 SF           |
| CLEAR HEIGHT               | 12' - 24'           |
| DOCK DOORS                 | 18                  |
| GRADE-LEVEL DRIVE-IN DOORS | 2                   |
| ROOF                       | TPO                 |
| WALLS                      | Masonry             |
| FLOORS                     | Reinforced Concrete |
| YEAR BUILT                 | 1950                |
| LIGHTING                   | Fluorescent         |
| FIRE SUPPRESSION           | Wet                 |
| LAND AREA                  | 8.13 Acres          |
| ZONING                     | EMP: Industrial     |



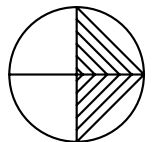
# FLOOR PLAN

1709 - 1769 LATHAM ST | MEMPHIS, TN



| NUMBER       | SPACE DESIGNATION | CLEAR HEIGHT | DOCK DOORS | SQUARE FEET       |
|--------------|-------------------|--------------|------------|-------------------|
| 1            | AVAILABLE         | 14'          | 5          | 51,487 SF         |
| 2            | AVAILABLE         | 23'          | N/A        | 38,627 SF         |
| 3            | AVAILABLE         | 23'          | 6          | 34,285 SF         |
| 4            | AVAILABLE         | 12'          | 2          | 19,333 SF         |
| 5            | AVAILABLE         | 12'          | 3          | 36,610 SF         |
| 6            | AVAILABLE         | 24'          | 2          | 33,177 SF         |
| <b>TOTAL</b> |                   |              |            | <b>213,519 SF</b> |

[VIEW A MATTERPORT WALK-THROUGH](#)



# LOCATION MAP

1709 - 1769 LATHAM ST | MEMPHIS, TN

|                       |           |
|-----------------------|-----------|
| I-240                 | 3 MILES   |
| I-55                  | 3 MILES   |
| MEMPHIS INT'L AIRPORT | 9 MILES   |
| TUPELO, MS            | 113 MILES |
| LITTLE ROCK, AR       | 139 MILES |
| NASHVILLE, TN         | 215 MILES |
| ST. LOUIS, MO         | 286 MILES |
| ATLANTA, GA           | 381 MILES |
| LOUISVILLE, KY        | 387 MILES |

