



FOR LEASE | **324,773**
4000 US-51 | **COVINGTON, TN**

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PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

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PROPERTY HIGHLIGHTS



**LOCATED ON US
HIGHWAY 51**



**IMMEDIATE ACCESS
TO I-40/55**



PROPERTY DETAILS

4000 US-51 | COVINGTON, TN

| | |
|-------------------|--|
| AVAILABLE SPACE | 324,773 SF |
| MINIMUM DIVISIBLE | 100,000 SF |
| WAREHOUSE SPACE | 268,110 SF |
| OFFICE SPACE | 56,663 SF |
| DOCK DOORS | 32 |
| DRIVE-IN DOORS | 3 |
| CLEAR HEIGHT | 25' - 33' |
| COLUMN SPACING | 40' x 48' |
| ROOF | Insulated EPDM Rubber Membrane |
| WALLS | Concrete & Metal |
| FLOORS | 6" Reinforced Concrete |
| YEAR BUILT | 1988 - 1995 |
| FIRE SUPPRESSION | 100% ESFR |
| LIGHTING | Metal Halide |
| POWER | Heavy Power Throughout |
| HEAT | Gas-fired Ceiling Units HVAC in Office |
| PARKING | 476+ Surface Spaces |
| LAND AREA | 55.10 Acres |
| RAIL | Two Spurs Serviced by Central Illinois |
| ZONING | M1: Industrial Park |
| PARCEL ID | 084007 03700 |

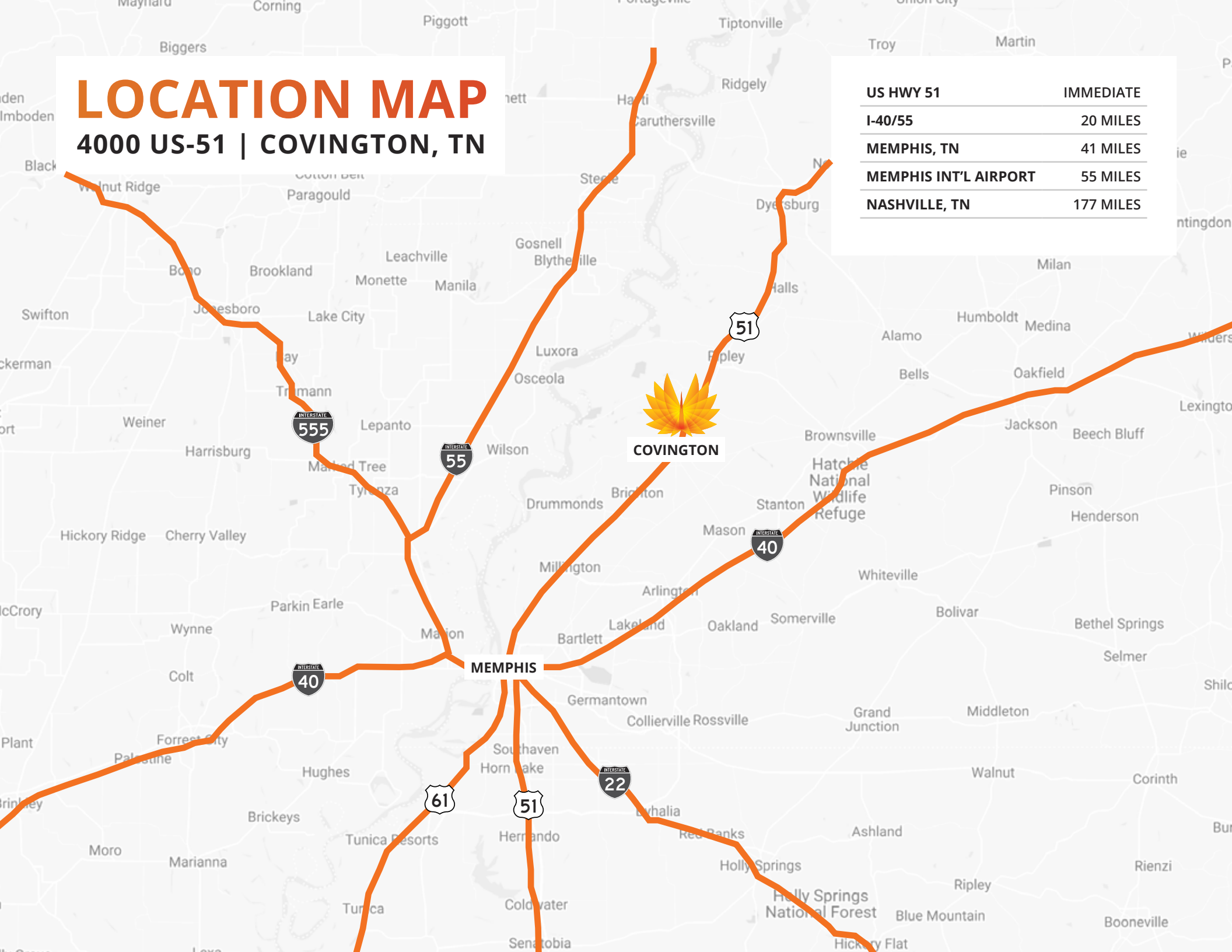
[VIEW A VIDEO OF THIS PROPERTY](#)



LOCATION MAP

4000 US-51 | COVINGTON, TN

| | |
|------------------------------|------------------|
| US HWY 51 | IMMEDIATE |
| I-40/55 | 20 MILES |
| MEMPHIS, TN | 41 MILES |
| MEMPHIS INT'L AIRPORT | 55 MILES |
| NASHVILLE, TN | 177 MILES |





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