

FOR LEASE

1709 - 1769 LATHAM ST

213,519 SF

MEMPHIS, TN

KURT JENSEN | 262-308-0008 | KURT@PHOENIXINVESTORS.COM

JEFF KILBORN | 414-214-0613 | JKILBORN@PHOENIXINVESTORS.COM



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



PROPERTY HIGHLIGHTS



**NEW EXTERIOR
PAINT (2025)**



**WHITEBOX
RENOVATIONS (2025)**



**VARIOUS SUITE SIZES
AVAILABLE**



NEW ROOF (2025)



PROPERTY DETAILS

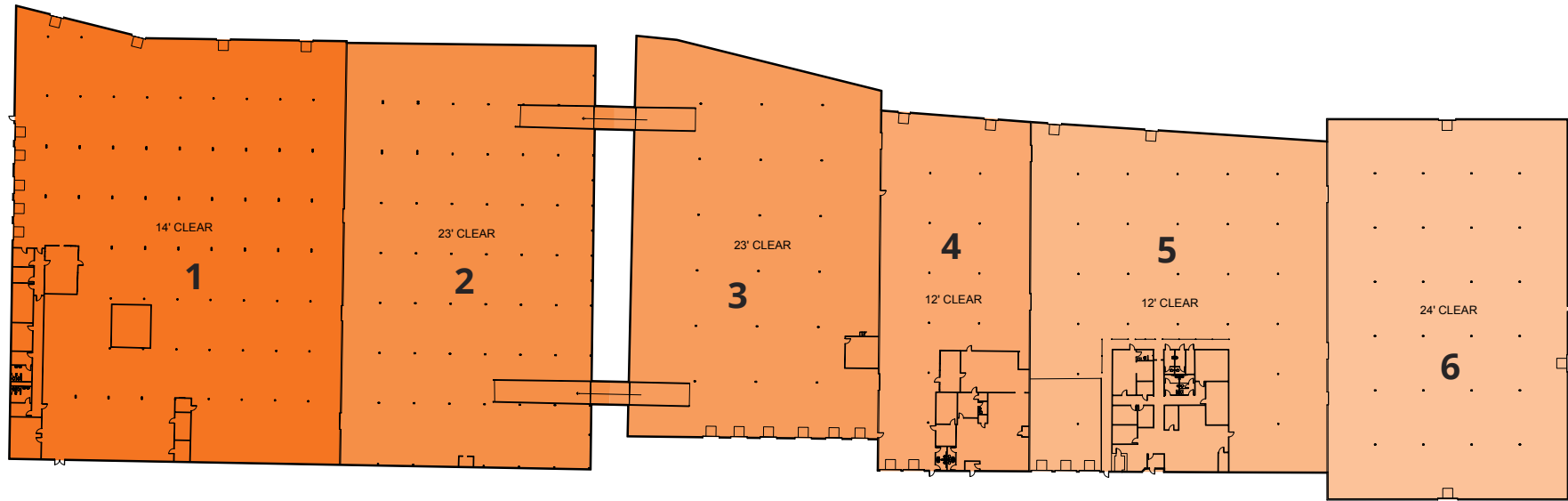
1709 - 1769 LATHAM ST | MEMPHIS, TN

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



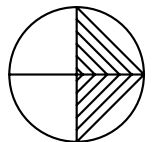
FLOOR PLAN

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
TOTAL				213,519 SF

[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

