



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

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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

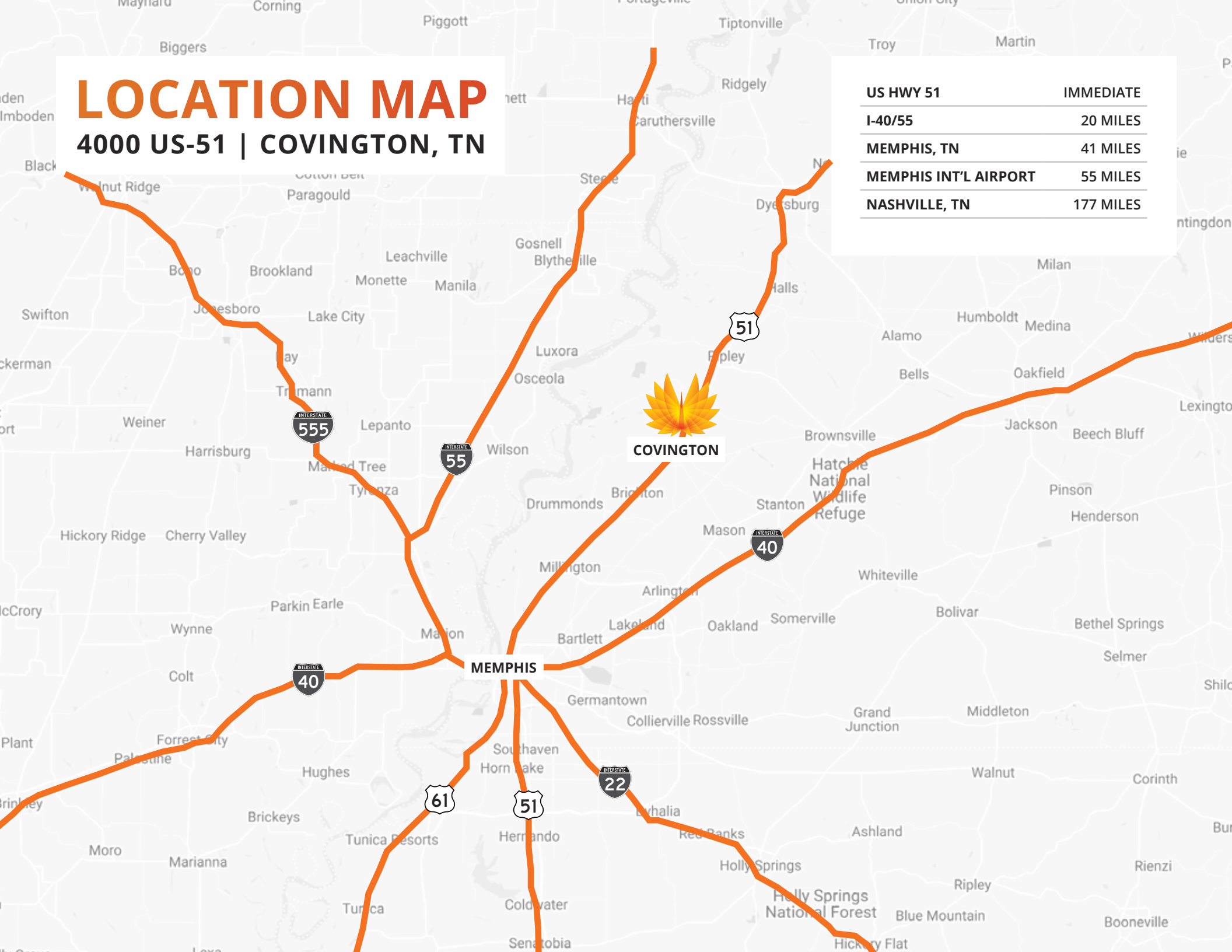
[VIEW A VIDEO OF THIS PROPERTY](#)



# LOCATION MAP

## 4000 US-51 | COVINGTON, TN

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





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