

# For Lease

▶ View Online

Stage Industrial Park  
Memphis, TN 38133

Square-Feet Available:

2,340 -  
16,570 SF



Park includes  
service center/flex  
industrial product



Multi-tenant &  
divisible depending  
on the design



Surrounded  
by numerous  
amenities



6363 Poplar Avenue, Suite 400  
Memphis, TN 38133  
P: +1 901 375 4800  
F: +1 901 312 5750  
[www.colliers.com/memphis](http://www.colliers.com/memphis)

**J. Hickman**  
Vice President  
+1 901 312 5773  
Memphis, TN  
[j.hickman@colliers.com](mailto:j.hickman@colliers.com)

**Brad Kornegay**  
President & CEO | Principal  
+1 901 312 5751  
Memphis, TN  
[brad.kornegay@colliers.com](mailto:brad.kornegay@colliers.com)

## Property Overview

Building/Suite #	Size (SF)	Office (SF)	Clear Height	Dock Doors	Drive-in Doors	Comments
3110 Stage Post, Suites 117-118	4,860	25%	15'	2	0	
3110 Stage Post, Suite 120	2,340	40%	15'	1	0	
3111 Stage Post Road, Suite 101	4,260	40%	16'	1		
3144 Stage Post, Suite 114	2,610	40%	16'	0	1	
7876 Stage Hills Road, Suite 105	2,500	65%	15'	1		



## Building Amenities

- All eight (8) buildings are service center/flex industrial product
- Each building is multi-tenant & divisible depending on the design
- There is a range of product-type with dock-high doors, drive-in doors, or a combination of both
- Across the portfolio, we have clear heights from 14'-19'+, various building depths, office buildouts and electrical capacities
- Parking is 2/1,000 SF throughout the park. Random additional spaces to be used on per deal basis
- Convenient to I-40, Downtown Memphis and the FedEx & UPS hub facilities
- Directly across from St. Francis Hospital Bartlett and just minutes from numerous amenities including Wolfchase Galleria, restaurants, and hotels

## Demographic Profile



### Current 2021 Population

(2 Miles)	(5 Miles)	(10 Miles)
21,709	159,088	393,998



### Total 2021 Households

(2 Miles)	(5 Miles)	(10 Miles)
8,078	60,743	150,346



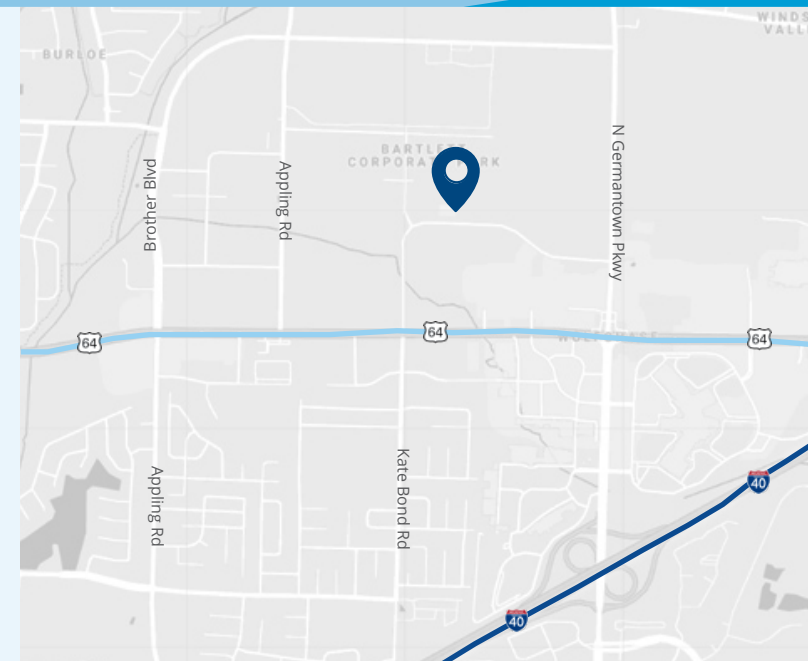
### Average Household Income

(2 Miles)	(5 Miles)	(10 Miles)
\$90,662	\$90,524	\$95,477



### Total Businesses/Employees

(2 Miles)	(5 Miles)	(10 Miles)
1,489/20,081	5,753/59,397	18,066/181,948





# Aerial







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Memphis, TN  
[brad.kornegay@colliers.com](mailto:brad.kornegay@colliers.com)



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