



Colliers



For Sale



26,600± SF Climate Controlled Warehouse

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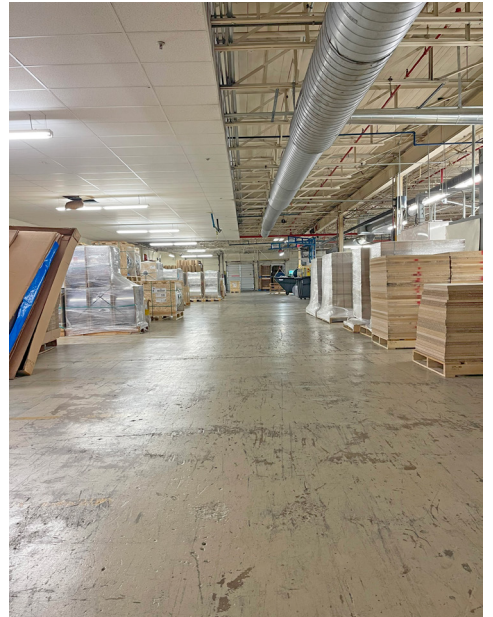
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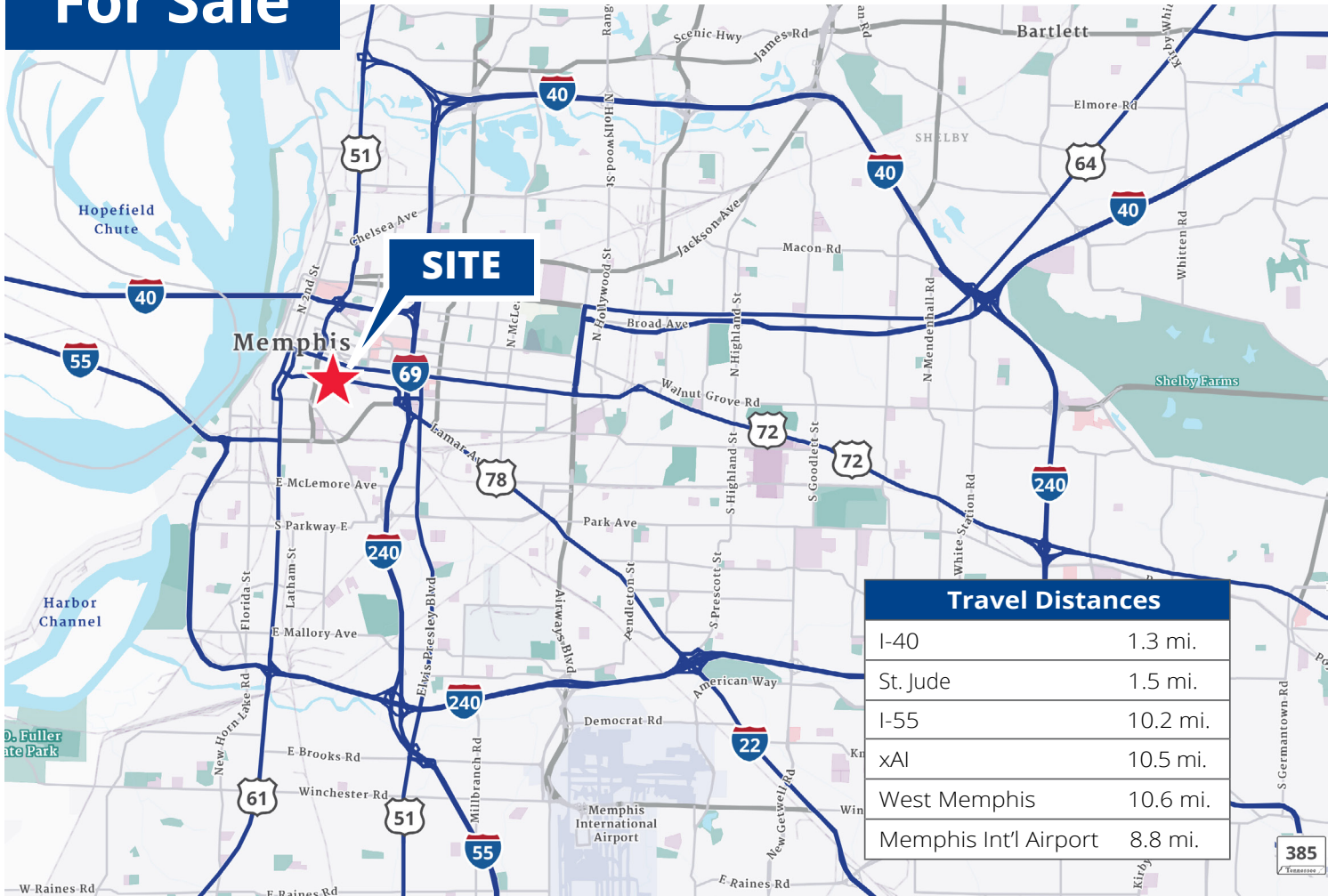
Property Features

Southwest industrial submarket	2 private offices
In an opportunity zone	2 sets of warehouse restrooms
Building - 26,600± SF Warehouse - 23,528± SF Office - 3,072± SF	Fenced & gated
1.29± AC	13' ceiling height
Zoning: central business improvement district	Clear height to HVAC ductwork is 9'2",
Built in 1946	LED lighting
Concrete slab	Wet sprinkler system
Exterior wall packs	2 (10' X 10') dock doors with 1 (7' X 8') levelor
20 Parking spaces	1 drive-in door
1 breakroom	Power: 3-phase; 480V; 1,200 amps
2 sets of office restrooms	5 RTU's; 3 split systems; 3 HVAC's are new

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Memphis' Transportation



75% of the US can be reached within 20 hours by truck.



Memphis is one of four US cities served by 5 Class I rail systems.



The Port of Memphis is the 5th largest inland port in the US.



Memphis Int'l Airport is the busiest air cargo airport in the US.

Our Mission

Maximize the potential of property to accelerate the success of our clients and our people.



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