

Additional  
Parking/  
Outdoor  
Storage

Building 1

Building 2

Old Hernando Rd

E Brooks Rd

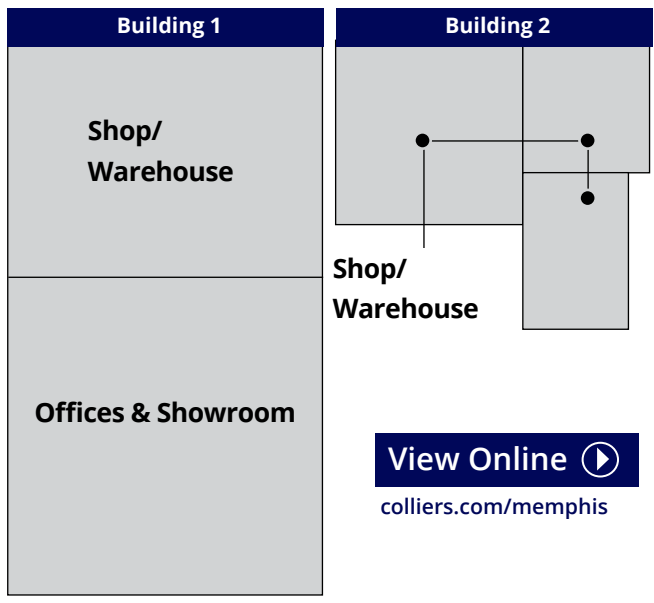
For Sale

1145 E Brooks Rd, Memphis, TN 38116

**17,541± SF**

**9.35± AC**

Adjacent IOS Lot Available



View Online [colliers.com/memphis](http://colliers.com/memphis)

**PROPERTY FEATURES**

17,541± SF (2 buildings)
11,613± SF (shop/warehouse)
5,928± SF office
9.35± AC
10-drive in doors
Metal construction
Metal roof
Southwest submarket
CMU-3 zoning
Immediate access to I-55/I-69

# Property Features

## Building #1

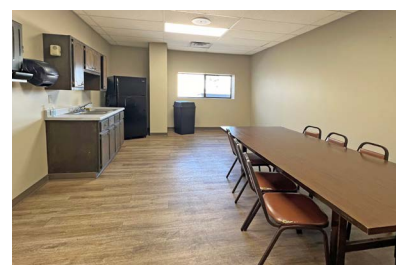
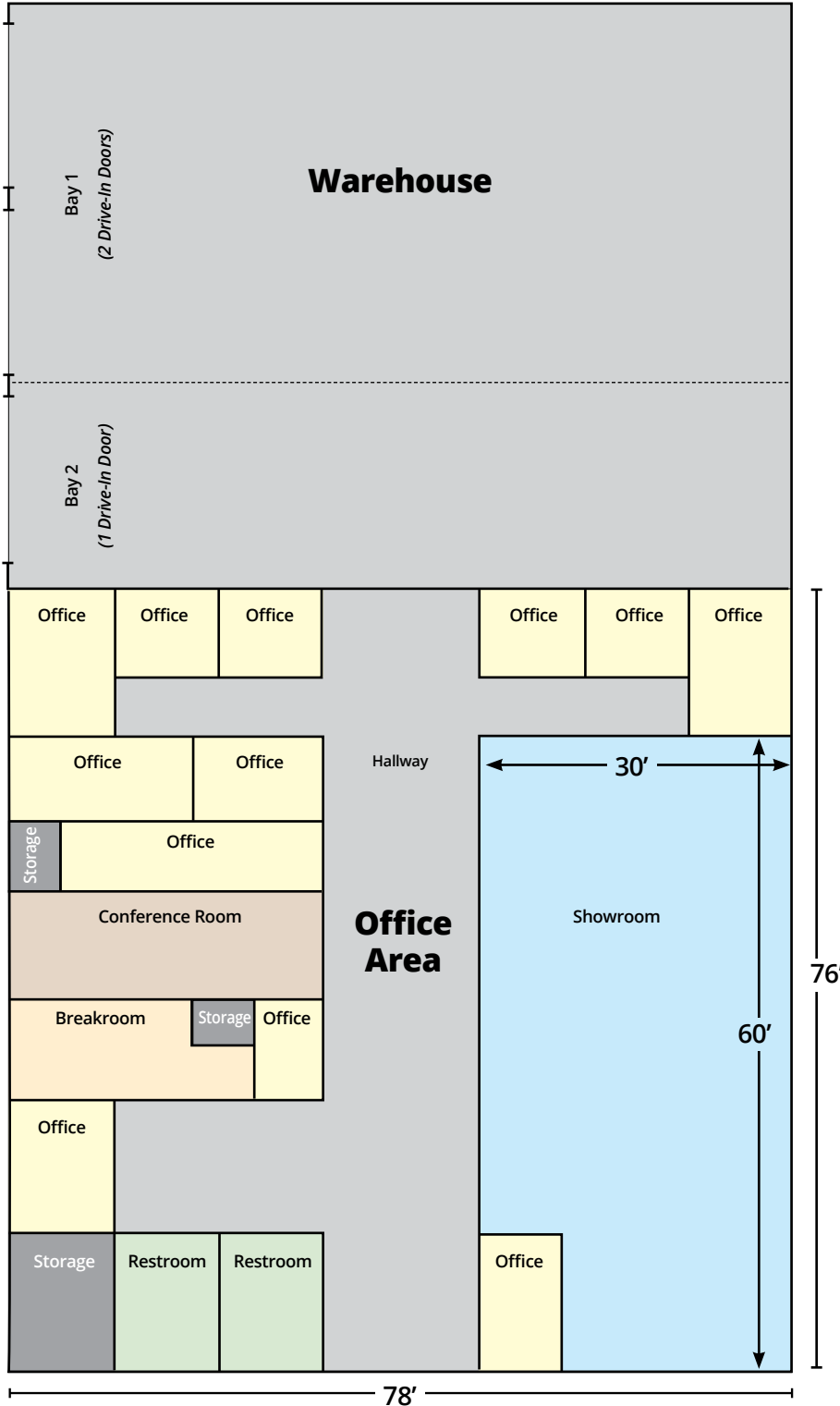
**Building:** 10,728± SF

**Office:** 5,928± SF *(newly renovated)*

**Warehouse:** 4,800± SF

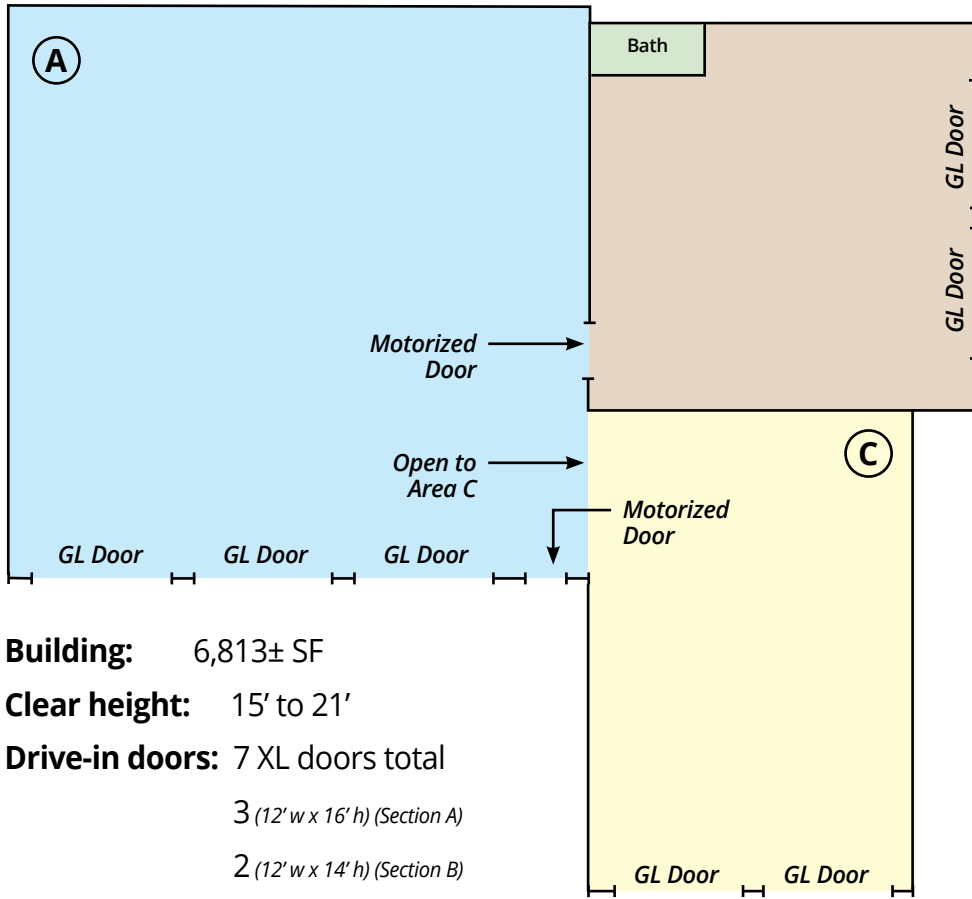
**Clear height:** 12' - 16'

**Drive-in doors:** 3 (12'w x 13'h)



# Property Features

## Building #2



**Building:** 6,813± SF

**Clear height:** 15' to 21'

**Drive-in doors:** 7 XL doors total

3 (12' w x 16' h) (Section A)

2 (12' w x 14' h) (Section B)

2 (12' w x 14' h) (Section C)

**(A)**

**60' (W) x 59' (L)**  
**21' Clear Height**

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**3 Drive-In Doors**  
*Ground Level*  
**12' (W) x 16' (H)**

**(B)**

**40' (W) x 40' (L)**  
**15' Clear Height**

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**2 Drive-In Doors**  
*Ground Level*  
**12' (W) x 14' (H)**

**(C)**

**33' 8" (W) x 49' 5" (L)**  
**17' Clear Height**

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**2 Drive-In Doors**  
*Ground Level*  
**12' (W) x 14' (H)**



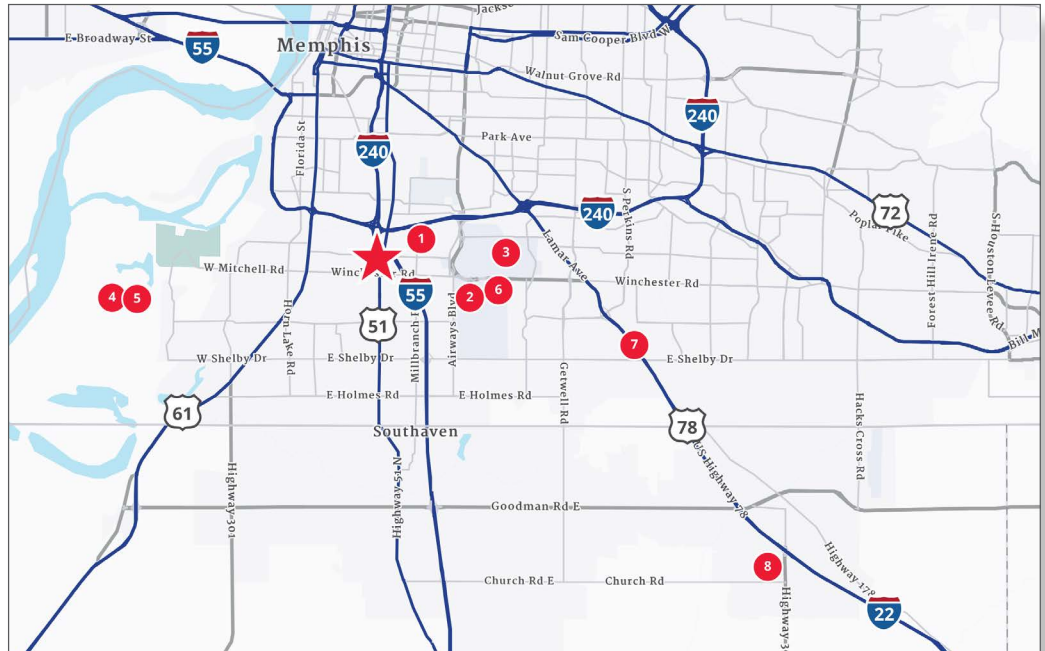


Travel Distances		
Interstates & Highways		
Hwy. 51		1 minute
I - 55 / I-69		2 minutes
I - 240		3 minutes
Shipping		
1	UPS Ground Hub	6 minutes
2	Memphis Int'l Airport	10 minutes
3	FedEx World Hub	14 minutes
4	CN Railway	15 minutes
5	CSX Railway	15 minutes
6	UPS Air Hub	17 minutes
7	BNSF Intermodal	20 minutes
8	FedEx Ground Hub	32 minutes

**1 minute  
from**



**2 minutes  
from**



## Our mission

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

### BEN RICKETTS, SIOR

901 312 4915 (O)  
901-497-5586 (C)  
ben.ricketts@colliers.com

### HENRY ROBINSON

901 312 4911 (O)  
901-409-1133 (C)  
henry.robinson@colliers.com



6363 Poplar Ave., Suite 220  
Memphis, TN 38119  
901 375 4800