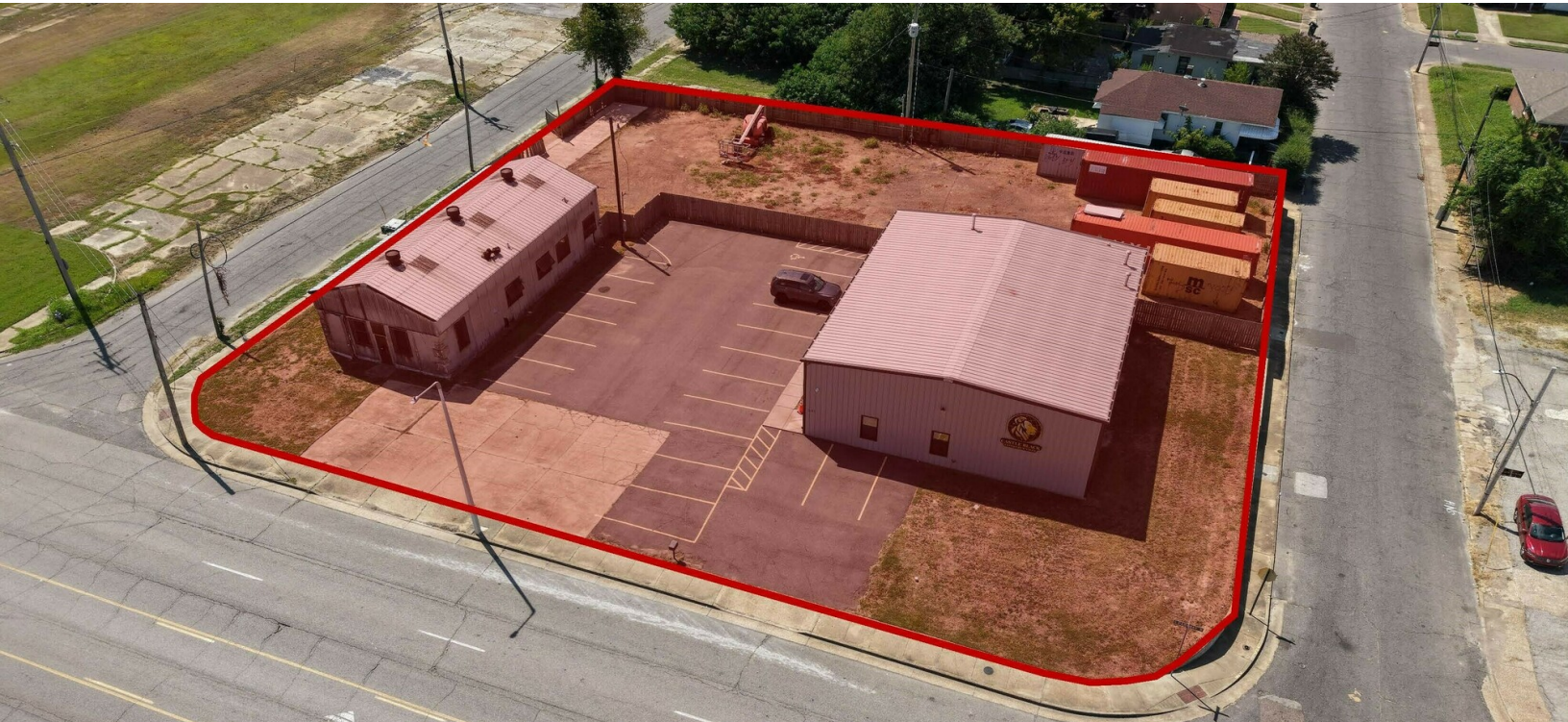


231 S. PARKWAY WEST
MEMPHIS, TN 38109



PROPERTY DESCRIPTION

4,756 SF Office and Warehouse Facility with Yard Space and Dedicated Parking in South Memphis

PROPERTY HIGHLIGHTS

- Ideal for a user seeking a combination of office, warehouse, and yard space
- Flexible layout supports light manufacturing, service contractors, construction trades, or storage/distribution needs
- Located within the South Memphis industrial and manufacturing corridor
- Surrounded by established businesses: Valero Memphis Refinery, Stinson's Industrial, Ferguson Industrial Co., Morgan Steel Co., Memphis Port Commission, and others
- Strong regional access with traffic counts: I-55 (65,239 AADT), E.H. Crump Blvd (14,883 AADT), and I-69 (111,922 AADT)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,641	16,048	55,064
Total Population	3,911	33,270	118,897
Average HH Income	\$37,419	\$57,717	\$61,515

WRILEY GILLEN
901.545.5607
wgillen@jonesaur.com

JOSHUA FISHER
901.467.1310
jfisher@jonesaur.com

231 S. PARKWAY WEST
MEMPHIS, TN 38109



WRILEY GILLEN
901.545.5607
wgillen@jonesaur.com

JOSHUA FISHER
901.467.1310
jfisher@jonesaur.com