



FOR SALE / LEASE | 1684 FLORIDA STREET | MEMPHIS, TN 38109

+/- 22.18-Acre Industrial Outdoor Storage

Exclusively Marketed by:

Gabriel L. Fisher

310.424.4930

gabe@fisherindustrialgroup.com

Broker License #01884942

Jamie L. Fisher

310.424.4880

jamie@fisherindustrialgroup.com

License SC #142624

License CA #01896513

Brian Brockman - Broker

513.898.1551

bor@bangrealty.com

Broker License #343847

Bang Realty – Tennessee Inc



OFFERING SUMMARY

FOR SALE / LEASE | 1684 FLORIDA ST. | MEMPHIS, TN 38109



**Conceptual rendering for marketing purposes only. The image is intended to illustrate a potential industrial outdoor storage layout and should not be relied upon as an exact depiction of the property's existing conditions or future improvements.*

Premier Memphis Industrial Outdoor Storage Opportunity

Available for Sale or Lease, 1684 Florida Street presents a rare opportunity to acquire or occupy ± 22.18 acres of Industrial Outdoor Storage (IOS) in the heart of the Memphis logistics market. Strategically positioned just minutes from Downtown Memphis, Interstate 55, the Port of Memphis, and the region's major Class I rail and intermodal facilities, the property provides exceptional connectivity to one of the nation's most important transportation and distribution hubs. The site's flexible EMP (Employment) zoning, expansive stabilized yard, and existing office and warehouse improvements support a wide range of industrial outdoor storage uses, including truck terminals, trailer parking, fleet and automobile storage, shipping container depots, equipment rental operations, contractor yards, utility staging, aggregate and bulk material storage, pipe and steel storage, and other outdoor industrial operations. Whether seeking to establish a regional operating facility, expand an existing logistics network, or invest in one of the largest contiguous IOS sites within Memphis' urban core, 1684 Florida Street offers a highly functional industrial asset with exceptional operational flexibility and long-term value.

EXECUTIVE SUMMARY

FOR SALE / LEASE | 1684 FLORIDA ST. | MEMPHIS, TN 38109

Property Details

Property Address	1684 Florida St. Memphis, TN 38109
Price(For Sale/ Lease)	Call Broker
Building Size	Office: ±3,132 SF Warehouse: ±3,294 SF Detached Canopy: ±1,800 SF Total Building Area: ±6,426 SF
Land Size	±966,156 SF (±22.18 Acres)
Year Built / Renovated	1960
APN	035-083- - -00035-C 050-054- - -00001-C
Zoning	EMP

Large-Scale Industrial Site: Containing ±22.18 acres with existing office and warehouse buildings, the property offers one of the largest contiguous Industrial Outdoor Storage opportunities within Memphis' urban core.

Strategic Location: Positioned in the heart of Memphis, a premier U.S. logistics hub, offering direct access to major highways, Memphis International Airport, and intermodal rail facilities.

Flexible Industrial Outdoor Storage: EMP zoning accommodates a broad range of industrial outdoor storage uses, including truck terminals, trailer parking, fleet and automobile storage, shipping containers, equipment rental, contractor yards, aggregate and bulk materials, pipe storage, and utility staging operations.

Available for Sale or Lease: Whether seeking to establish a regional operating facility, expand an existing logistics network, or acquire a long-term industrial investment, the property offers exceptional operational flexibility to meet a variety of ownership and occupancy strategies.

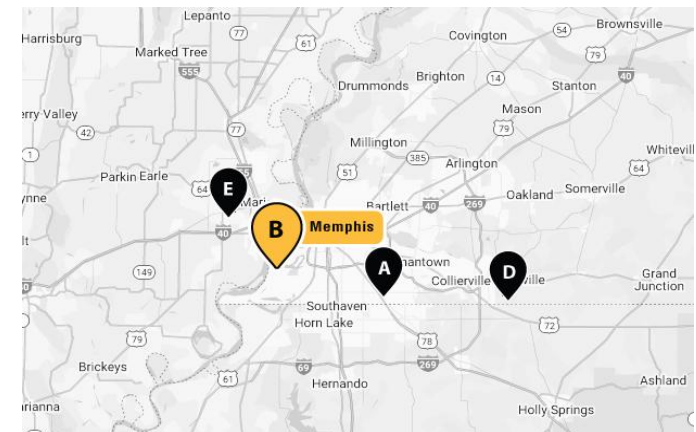
MEMPHIS LOGISTICS SUMMARY

FOR SALE / LEASE | 1684 FLORIDA ST. | MEMPHIS, TN 38109

Memphis: The Heart of U.S. Logistics

Memphis stands as a premier logistics hub, integrating air, rail, road, and river transport to facilitate seamless freight movement. Memphis International Airport, home to FedEx's global SuperHub, is the busiest cargo airport in the U.S., ensuring rapid, overnight shipping capabilities across the country. The city also houses major intermodal rail terminals operated by BNSF, Norfolk Southern, and CSX, providing efficient long-haul freight distribution. A robust highway network, including I-40, I-55, and I-240, connects Memphis to key regional and national markets, while the Mississippi River port enables cost-effective barge transport. Memphis' logistics infrastructure is critical for moving high-value, time-sensitive goods, making it an essential player in U.S. supply chain operations. With e-commerce growth, infrastructure investments, and automation advancements, Memphis will continue to be a dominant force in freight and logistics for years to come.

<https://www.loadmatch.com/directory/terminals.cfm?city=MEM>



A) BNSF - Memphis (Shelby) B) CN - Intermodal Gateway Memphis
C) CSX - Memphis D) NS - Rossville UP - Marion

DISCLAIMER & CONDITIONS

FOR SALE / LEASE | 1684 FLORIDA ST. | MEMPHIS, TN 38109

This Offering Memorandum has been prepared by Fisher Industrial Group solely for the purpose of providing preliminary information regarding the potential sale or lease of the property described herein. The information contained herein has been obtained from sources believed to be reliable; however, neither the Owner nor Fisher Industrial Group makes any representation or warranty, express or implied, as to the accuracy or completeness of the information, and no legal liability is assumed for any errors, omissions, or inaccuracies. This Offering Memorandum is provided solely for informational purposes and does not constitute an offer to sell, lease, or solicit offers to purchase or lease the property. Any sale or lease shall be made only pursuant to mutually executed definitive agreements and shall be subject to the Owner's approval and any terms and conditions contained therein. Prospective purchasers and tenants are advised to conduct their own independent investigations, inspections, financial analyses, and due diligence regarding all aspects of the property, including, but not limited to, physical condition, zoning, environmental matters, title, survey, utility availability, permitting, and the suitability of the property for the intended use. Any conceptual renderings, site plans, photographs, or illustrations contained herein are for marketing and illustrative purposes only and should not be relied upon as an exact representation of existing conditions or future improvements. The Owner expressly reserves the right, at its sole discretion, to withdraw the property from the market, modify the offering, reject any or all offers, or accept an offer without prior notice. Neither the Owner nor Fisher Industrial Group shall have any obligation or liability to any recipient of this Offering Memorandum unless and until a definitive purchase and sale agreement or lease agreement has been fully executed and delivered by all parties. This Offering Memorandum is confidential and is intended solely for the recipient to whom it has been delivered. No portion of this document may be reproduced, distributed, or disclosed to any third party without the prior written consent of Fisher Industrial Group.



Presented By:

Jamie L. Fisher

310.424.4880

jamie@fisherindustrialgroup.com

License SC #142624

License CA #01896513

Gabriel L. Fisher

310.424.4930

gabe@fisherindustrialgroup.com

Broker License #01884942

Brian Brockman - Broker

513.898.1551

bor@bangrealty.com

Broker License #343847

Bang Realty – Tennessee Inc

