

McKee and McFarland, Inc.

FOR LEASE OR SALE

21845 Hwy 57 | LaGrange, TN 38057



Property Highlights

- Warehouses Available for Lease/Sale
- 17,500 SF & 22,500 SF Warehouses, Totaling +/-40,580 SF
- Lease Rate: \$4.00 PSF, Net
- Expenses: \$0.70 PSF
- Loading Dock
- Drive-In Doors
- Ample Parking
- Located 25 Miles East of Collierville
- Convenient access to Hwy 72

Lease Rate: \$4.00 PSF



McKee and McFarland, Inc.
Real Estate Investments

John Lichterman
5865 Ridgeway Center Parkway, Suite 300
Memphis, Tennessee 38120
(901) 680-7770 / Mobile: (901) 848-0940
johnl@mckeeandmcfarland.com



**HARVESTERS
LAND CO.**

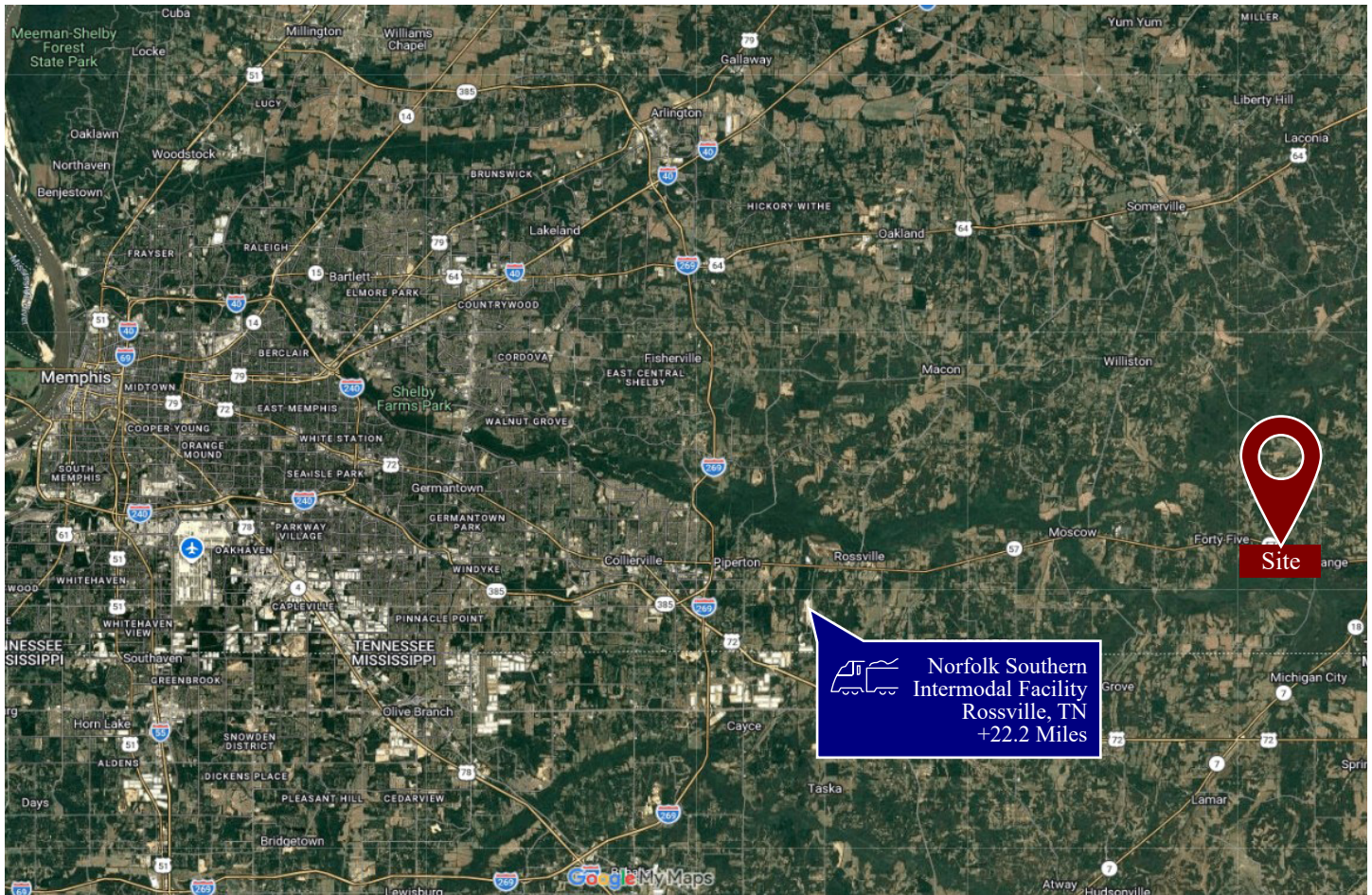
Hunt Treadwell
60 Main Street
LaGrange, TN 38046
(901) 871-4450
hunt@harvestersland.com

21845 Hwy 57 | LaGrange, TN 38057



Two warehouse buildings located within the city limits of LaGrange TN on US Hwy 57 approximately 25 miles east of Collierville. The site offers a great opportunity for manufacturing company, retail space, or mini storage. Will be able to subdivide. Call for sales price.

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Location Highlights



Direct Frontage on Hwy 57
Excellent visibility and easy access



Located in Fayette County
Just inside the city limits of LaGrange, TN



Approximately 25 miles to Collierville
Quick access to Collierville and the Memphis MSA



Approximately 21 miles to I-269
Connects to I-240, I-55 and I-40 corridors



Access to Norfolk Southern Intermodal
Approximately 22 miles to Rossville Intermodal Facility



**Ideal for Industrial, Distribution, Manufacturing,
Retail or Storage Users**

Drive Times

Hwy 57	Immediate Access
Hwy 72	10.4 miles
Hwy 64	17.8 miles
I-269	21.4 miles
Collierville, TN	24.4 miles
Downtown Memphis	53.9 miles



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