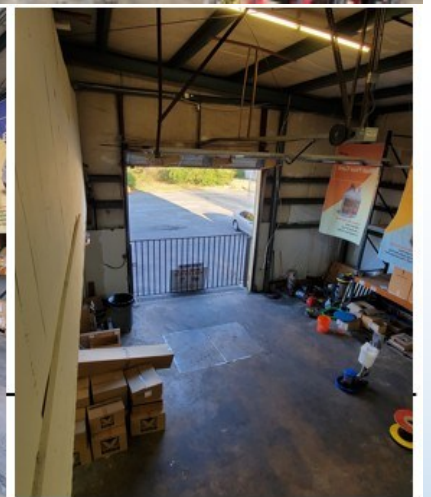
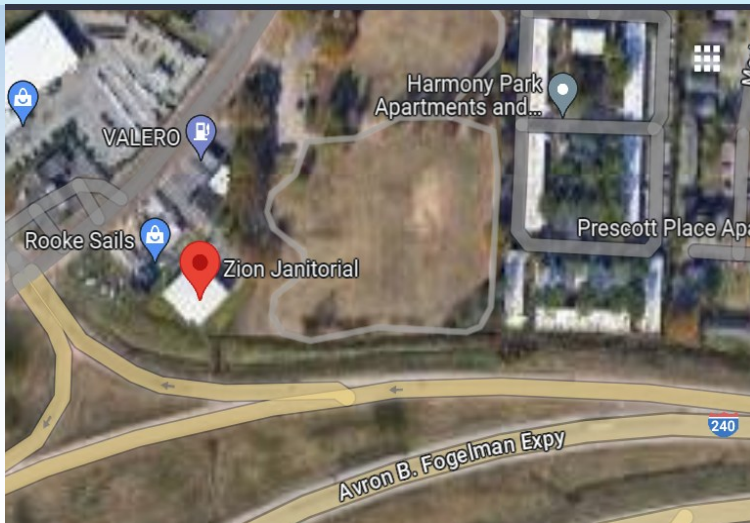


FOR SALE

10,100 SF FLEX WAREHOUSE/OFFICE

1740 S. PRESCOTT STREET MEMPHIS TN 38111

AVAILABLE IMMEDIATELY



PRICING AVAILABLE ON REQUEST .

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LARRY FRANKENBACH

615 260 1945

LARRYFRANKENBACHCRE@GMAIL.COM

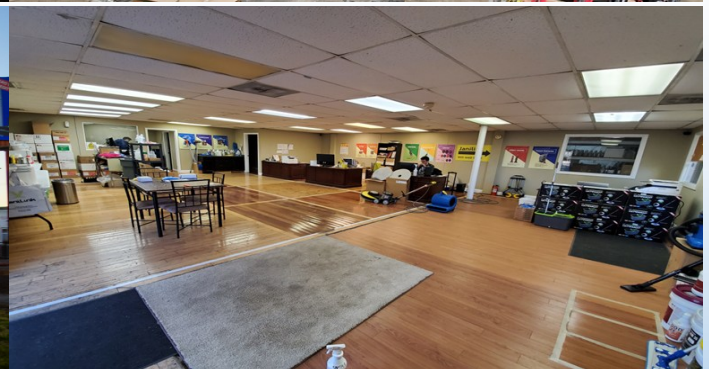
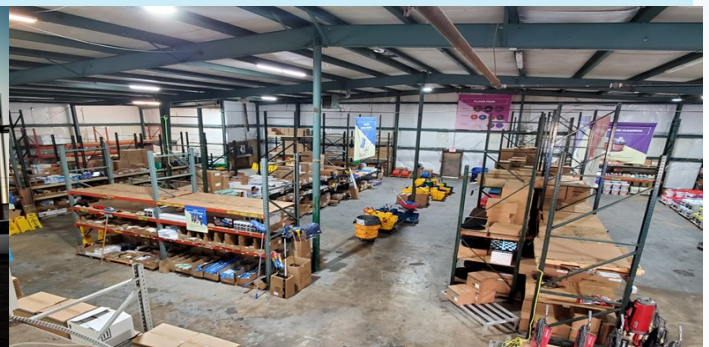
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CALLIN4DOLLARS@GMAIL.COM

MEMPHIS-10,100 SF FLEX WAREHOUSE

0.8 ACRES LOT OFF I-240 AT LAMAR AVENUE



- ◆ PRE-FABRICATED METAL BUILDING
- ◆ BILLBOARD & SIGNAGE VISIBLE TO I 240
- ◆ PRIVATE SECOND FLOOR OFFICE AREA
- ◆ DOCK LEVEL AND GROUND LEVEL ACCESS
- ◆ ASPHALT ACCESS AND EMPLOYEE PARKING
- ◆ FF&E, RACKING, FORKLIFT, SECURITY SYSTEM

- ◆ OFF I 240 RAMP AT LAMAR-PRESCOTT
- ◆ DIRECT VISIBILITY FROM 240 AND EXIT
- ◆ 11.8 MILES TO DOWNTOWN & I55 TO AR
- ◆ 11 MINUTES TO MEMPHIS AIRPORT
- ◆ CEILING HEIGHT 25' @ PEAK
- ◆ CMU-1 ZONING COMMERCIAL MULTI-USE