



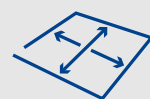
**3930 E Raines Rd**  
Memphis, Tennessee

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Brad Murchison  
Executive Vice President  
+1 901 412 6646 mobile  
brad.murchison@colliers.com

6363 Poplar Ave, Suite 220  
Memphis, TN 38119  
+1 901 375 4800  
[colliers.com/memphis](http://colliers.com/memphis)



±1-acre IOS plan  
approved by the  
City of Memphis



new 60-mil white  
TPO roof with  
20-year warranty



Rail-served  
1 existing oversized  
rail door (20' x12')



Zoned I-H  
Heavy  
Industrial

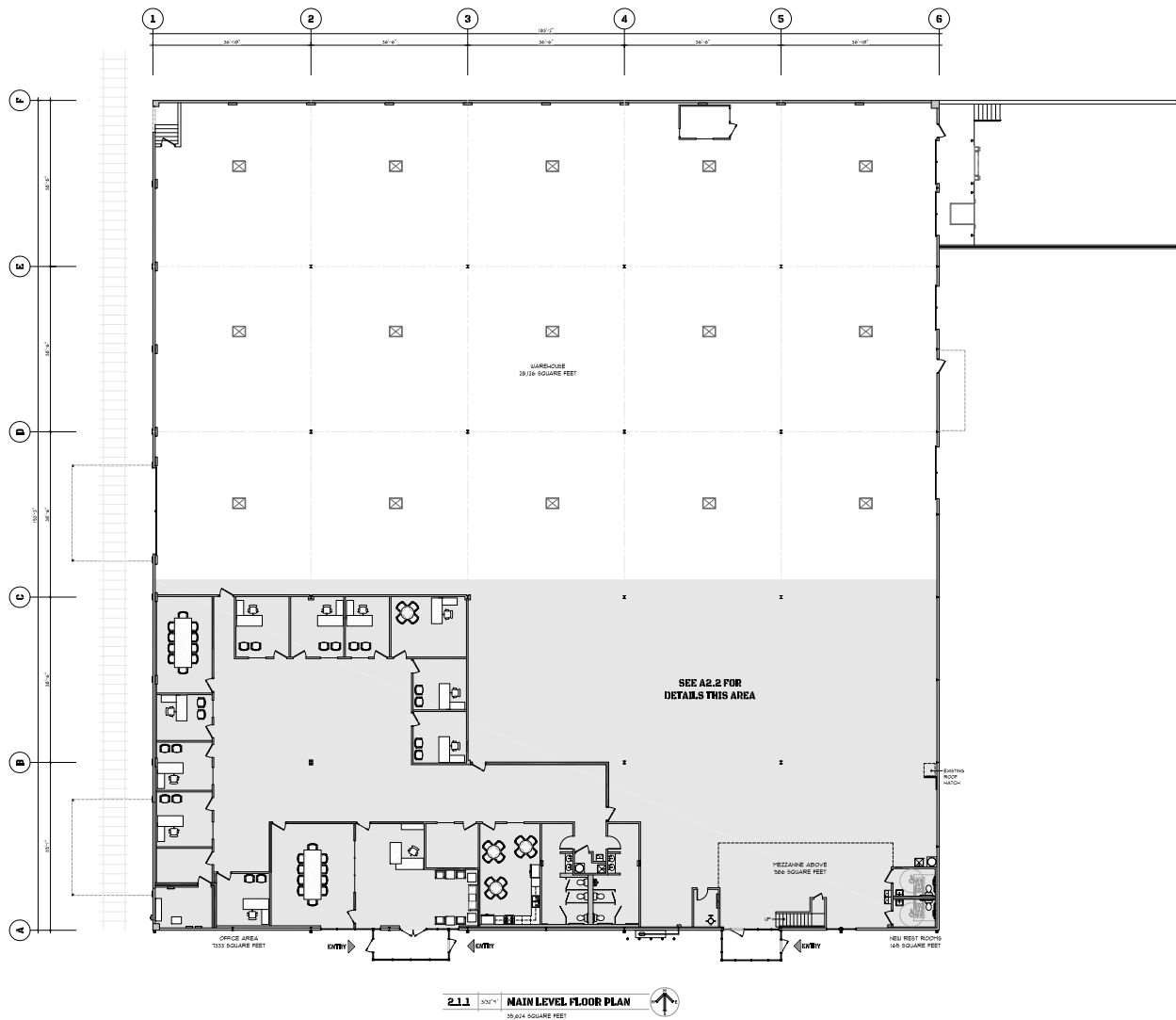


New fencing;  
parking lot resealed  
and striped



Retail use opportunity  
15,000+ VPD  
on E Raines Rd





## PROPERTY SPECIFICATIONS

Available	18,000 to 35,624 SF	Bldg dimensions	183' x 193'
Site	2.81 acres	Column spacing	36.5' x 38.5'
Year built	built 1970 / renovated 2025	Dock-high doors	two (2) - expandable
Building	warehouse: 28,126 SF	Drive-in doors	one (1) - expandable
	office/RR: 7,498 SF	Rail-high doors	one (1) 20' x 12'
	total (main level): 35,624 SF	Auto parking	30 existing + 82 proposed = 112 total
Mezzanine	986 SF	Trailer parking	can be constructed
Construction	concrete tilt	Lighting	T-5
Clear height	20' 4"	Roof	new 60-mil white TPO roof with a 20-year NDL warranty
Sprinkler	wet / ESFR upgrade available		



