

3796 Lamar Ave, Memphis, TN 38118

\$5,600,000

Truck parking and self storage 3796 Lamar Ave

Industrial



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Listing Added: 09/17/2024

Listing Updated: Today



Details

Asking Price	\$5,600,000	Property Type	Industrial, Land, Mixed Use, Office, Special Purpose
Subtype	Executive Office, Flex, Garage/Parking	Investment Type	Redevelopment
Class	C	Square Footage	271,000 - 313,000
Year Built	1966/1979	Year Renovated	1994
Buildings	3	Stories	3
Permitted Zoning	CMU-2	Lot Size (acres)	33.17
Price/Sq Ft (Land Value)	\$3.87/SF	Parking (spaces)	1,100
Broker Co-Op	Yes	APN	073012 00018C
Loading Docks	1	Ceiling Height	12
Sale Condition	Distressed		

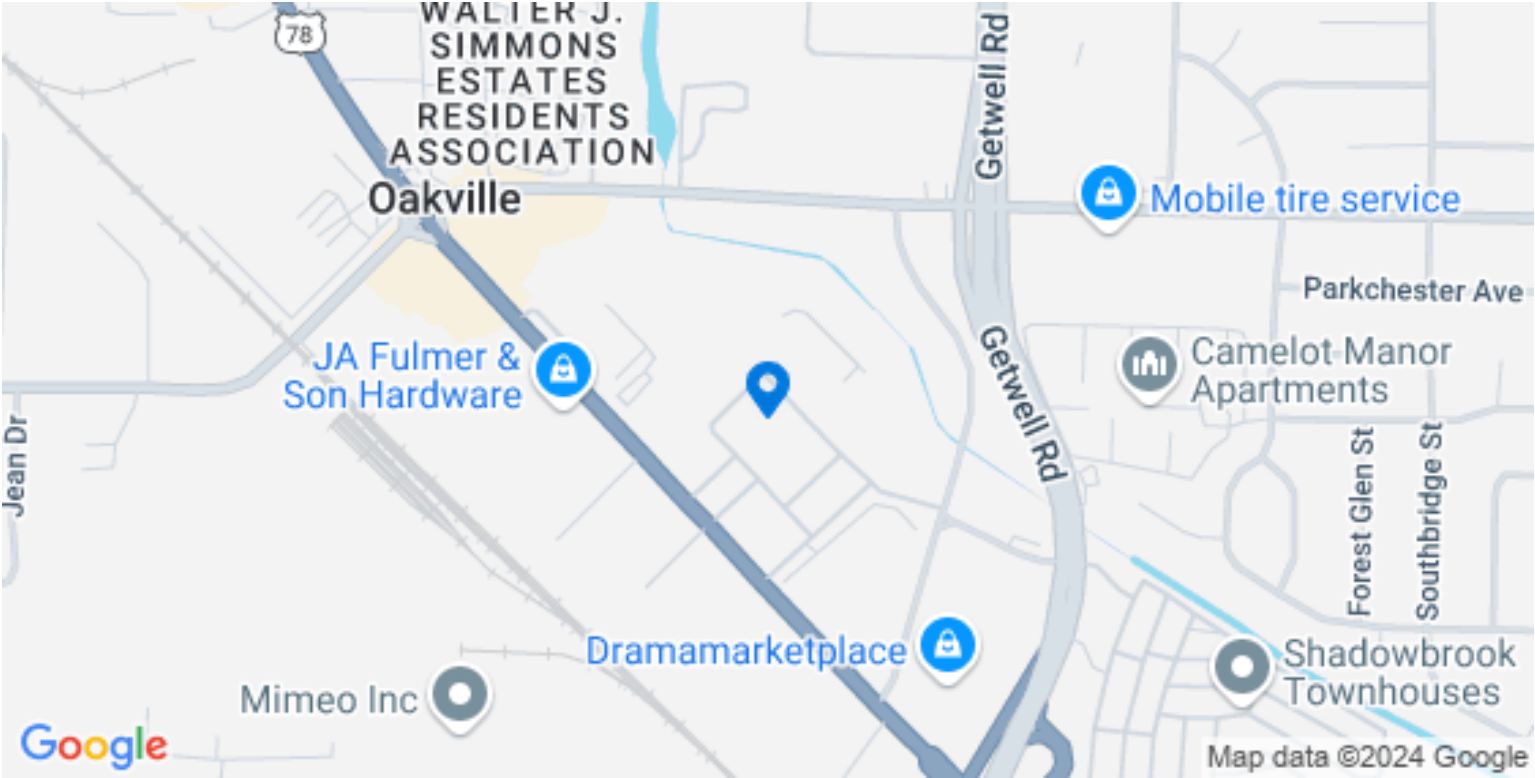
Marketing Description

The Commerce Center, a 33 acre office campus that includes 313,000+/- square feet of space divided into 3 buildings. Located .5 miles from Memphis International Airport on I/22 and 1 mile south of the I/22-I/240 interchange and just over 3 miles to BNSF rail yard. makes this a perfect location with all 3 major transportation modes close by.

Investment Highlights

Former Holiday Inn and FedEx world headquarters location on 33acres. Consist of 3 primary buildings totaling over 313,000sf with 1,100 parking spaces. Building 1 is 271,500sf 3 stories tall, concrete construction. Building 2 is 22,500sf data center. Building 3 is 19,000sf Recreation type. This site has potential for a number of different ideas and is priced well below what it would cost to build a shell of this size.

Location (1 Location)



Property Photos (1 photos)



Search Details Layers

Property Details	
Owner:	TOLT LLC
Name:	
Property:	3798 LANAR AVE
Address:	
Parcel ID:	073012 00018C