



**FOR LEASE** | 571,257 SF  
3456 MEYERS ROAD | MEMPHIS, TN

JEFF KILBORN 414-214-0613 | JKILBORN@PHOENIXINVESTORS.COM



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## PROPERTY HIGHLIGHTS

 **RENOVATIONS  
UNDERWAY**

 **218  
DOCKS**

 **FULLY FENCED WITH  
TWO GUARD HOUSES**

 **2 MILES  
FROM I-40**

 **9 MILES FROM  
MEMPHIS  
INT'L AIRPORT**

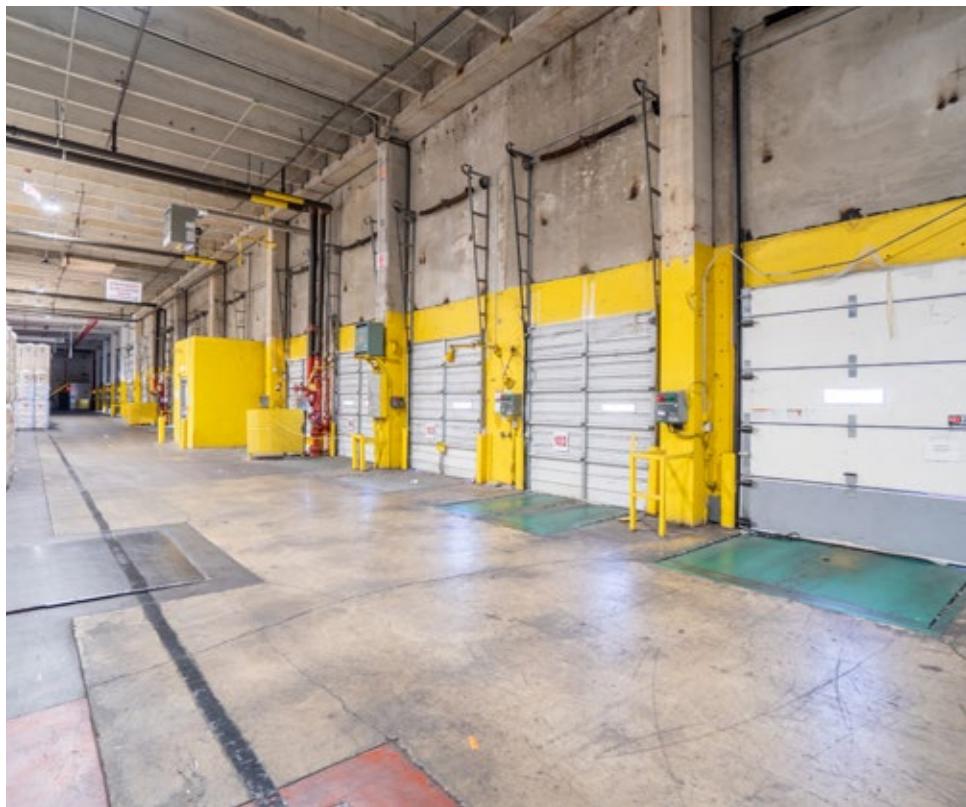


# PROPERTY DETAILS

3456 MEYERS ROAD | MEMPHIS, TN

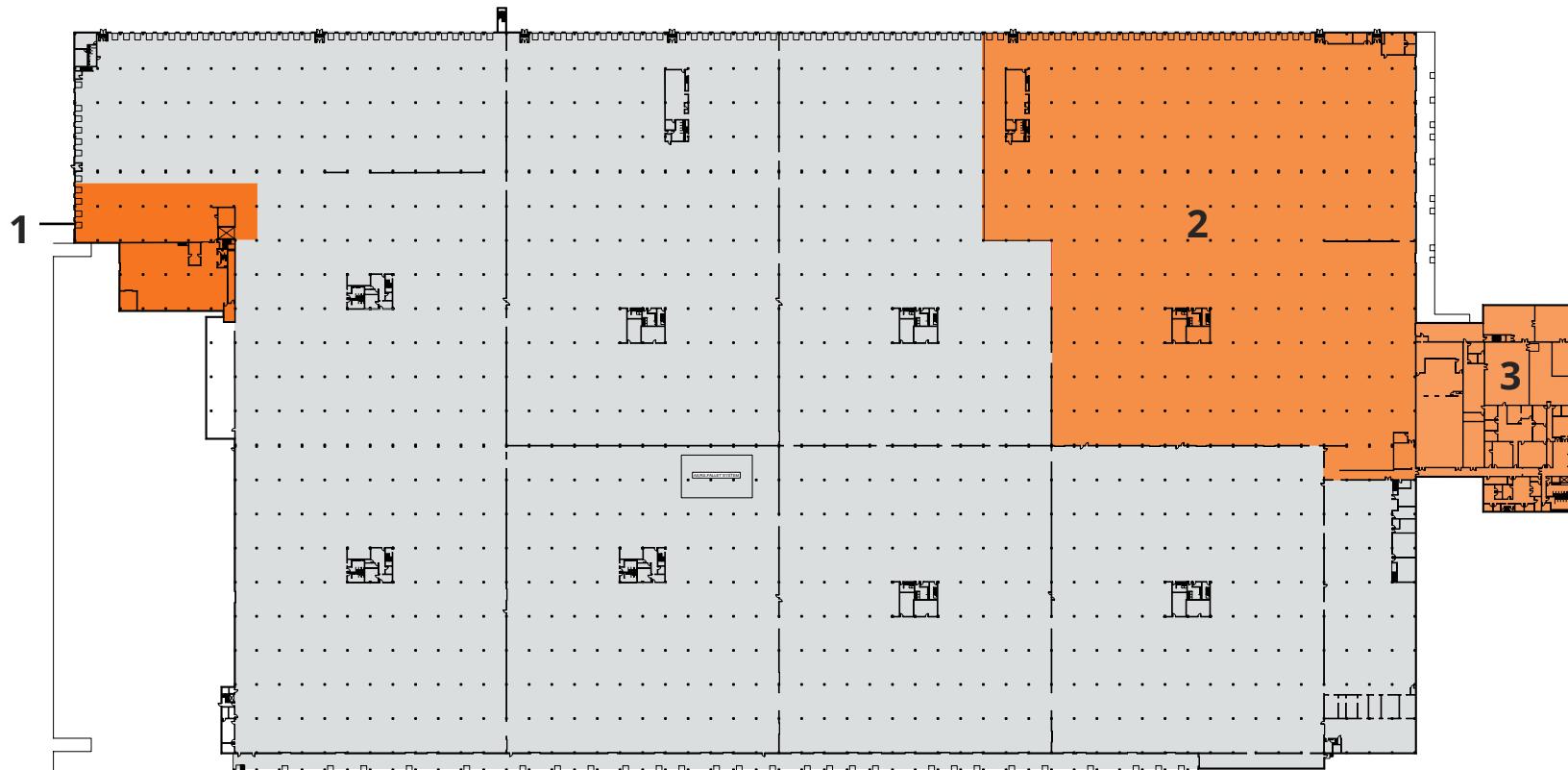
AVAILABLE SPACE	571,257 SF
MINIMUM DIVISIBLE	20,871 SF
FIRST FLOOR WH SPACE	204,638 SF
FIRST FLOOR OFFICE SPACE	33,245 SF
FLOORS	2
ELEVATORS	1 Passenger   1 Freight   1 Pallet Elevator
DOCK DOORS	218
CLEAR HEIGHT	23' 6" - 31' 1"
COLUMN WIDTH/DEPTH	24' x 36'
ROOF	EPDM/TPO
WALLS	Masonry
FLOORS	6"+ Reinforced Concrete
YEAR BUILT	1973-1982
YEAR RENOVATED	2025
FIRE SUPPRESSION	100% Wet
LIGHTING	LED Pending
POWER	Heavy
PARKING	246 Passenger Spaces   186 Trailer Spaces
LAND AREA	47.11 Acres
ZONING	IH: Heavy Industrial   EMP: Employment
PARCEL ID	043047-00011   083043-00012 083043-00009   083043-00010
RAIL ACCESS	Possible Rail Spur
OPEX ESTIMATE	<b>\$0.60/SF</b>

[VIEW A VIDEO OF THIS PROPERTY](#)



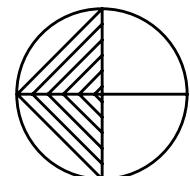
# FLOOR PLAN

3456 MEYERS ROAD | MEMPHIS, TN



## FIRST FLOOR

NUMBER	SPACE DESIGNATION	COLUMN WIDTH	CLEAR HEIGHT	DOCKS	SQUARE FEET
1	AVAILABLE WAREHOUSE	24' x 36'	23' 6"	4	20,871 SF
2	AVAILABLE WAREHOUSE	24' x 36'	23' 6"	37	183,767 SF
3	AVAILABLE OFFICE	N/A	N/A	N/A	33,245 SF
<b>TOTAL</b>					<b>237,883 SF</b>



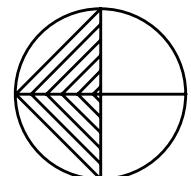
# FLOOR PLAN

3456 MEYERS ROAD | MEMPHIS, TN



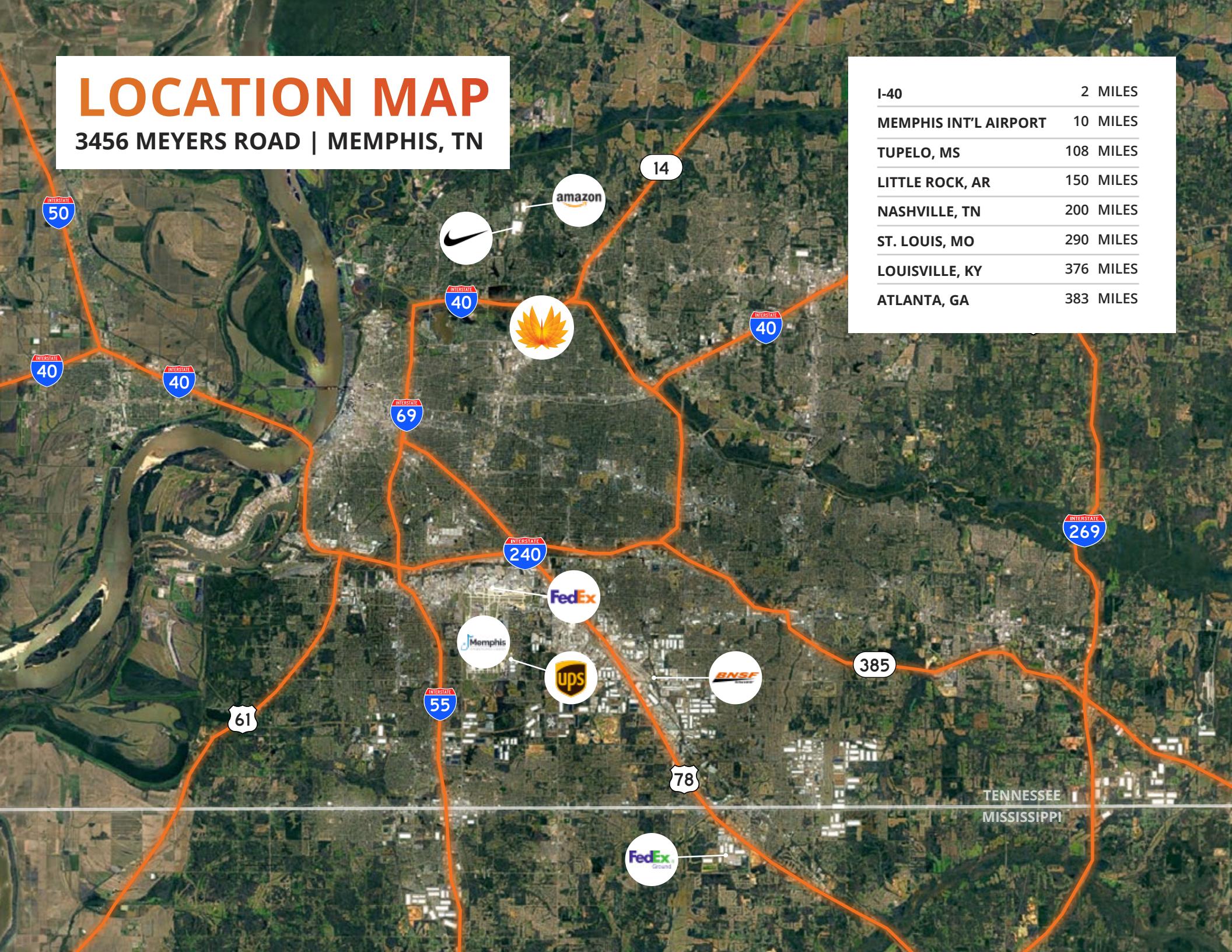
## SECOND FLOOR

NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE WAREHOUSE	311,534 SF
2	AVAILABLE OFFICE	21,840 SF
<b>TOTAL</b>		<b>333,374 SF</b>



# LOCATION MAP

3456 MEYERS ROAD | MEMPHIS, TN



I-40	2 MILES
MEMPHIS INT'L AIRPORT	10 MILES
TUPELO, MS	108 MILES
LITTLE ROCK, AR	150 MILES
NASHVILLE, TN	200 MILES
ST. LOUIS, MO	290 MILES
LOUISVILLE, KY	376 MILES
ATLANTA, GA	383 MILES



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