4867 Getwell Rd, Memphis, TN

Approx. 36 acres available for Container, truck, trailer and chassis storage

ReMax Experts is pleased to exclusively offer for lease 36 acres in the prime Southeast Market of Memphis.

RE/MAX COMMERCIAL EXPERTS

TIMBERHILL

4867 Getwell - Industrial Outdoor Storage

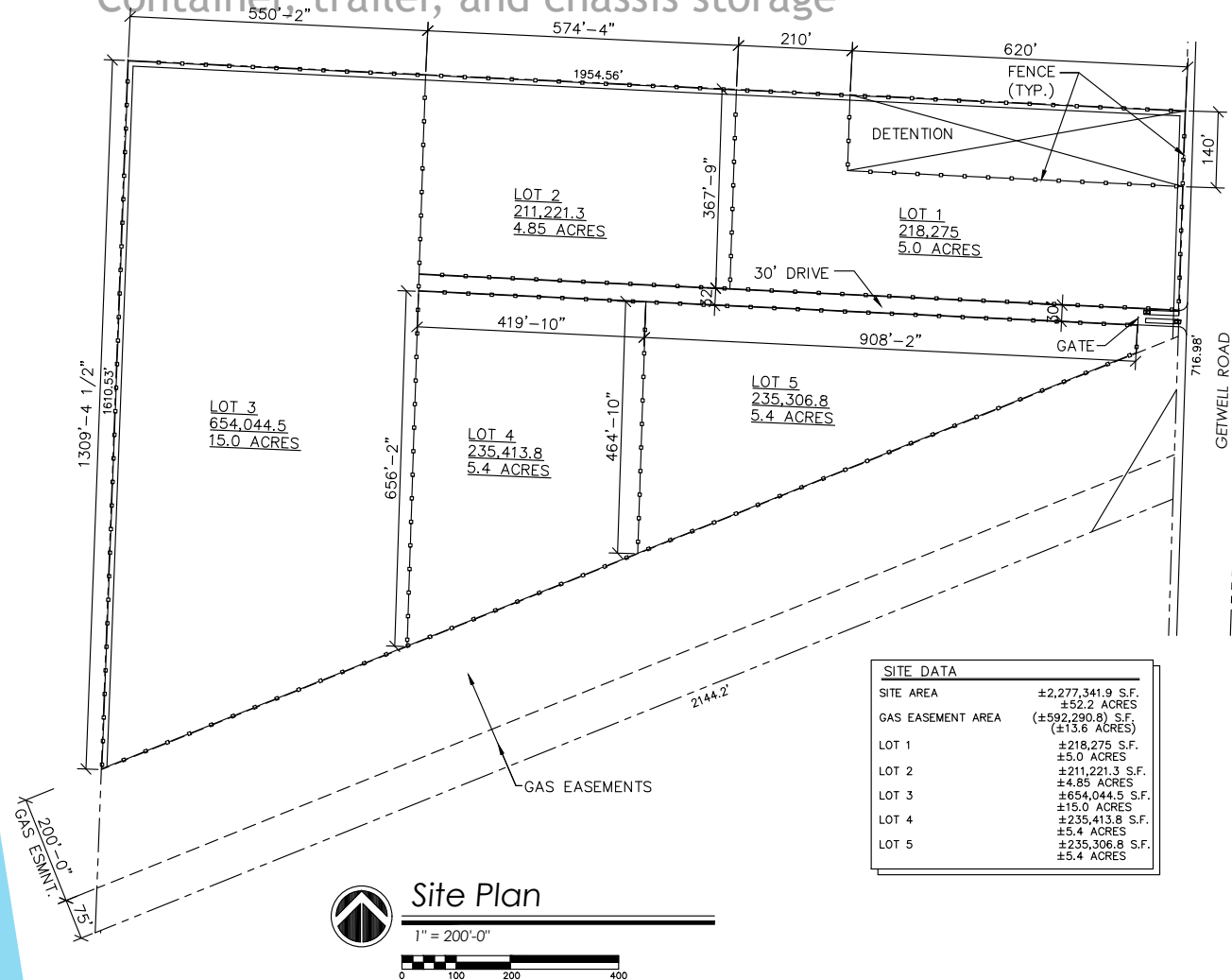Immediate convenience to I-22/HWY 78/Lamar Corridor and Home of BNSF Intermodal Memphis Yard

4867 Getwell - Depot Land

▶ Approx 36 acres improved with asphalt millings

▶ Perimeter LED Lighting

▶ Perimeter Fencing with 3 strand barb wire with electronic gated access

▶ Immediate convenience to BNSF, in the highly sought after Southeast Submarket

▶ Surface suitable for container/chassis/truck/trailer storage

▶ Convenient to I-22/Lamar ave, Shelby drive, Holmes rd

▶ Large tract with favorable dimensions with leasing by the unit or per acre.

▶ Contact Chris Watson, ReMax Experts, for additional info.

▶ chriswatson.realtor@gmail.com or call direct at 901-483-4473

4867 Getwell - Site plan for multiple users

Container, trailer, and chassis storage

TRACTOR/TRAILER LOT

MEMPHIS, TENNESSEE

Site plan labels and dimensions:
- 550'-2"
- 574'-4"
- 210'
- 620'
- 1954.56'
- FENCE (TYP.)
- DETENTION
- 140'
- LOT 2 — 211,221.3 — 4.85 ACRES
- 367'-9"
- LOT 1 — 218,275 — 5.0 ACRES
- 30' DRIVE
- 419'-10"
- 908'-2"
- GATE
- 716.98'
- GETWELL ROAD
- 1309'-4 1/2"
- 1610.53'
- LOT 3 — 654,044.5 — 15.0 ACRES
- 656'-2"
- LOT 4 — 235,413.8 — 5.4 ACRES
- 464'-10"
- LOT 5 — 235,306.8 — 5.4 ACRES
- 2144.2'
- GAS EASEMENTS
- 200'-0" GAS ESMNT.
- 75'

SITE DATA

SITE AREA	±2,277,341.9 S.F. / ±52.2 ACRES
GAS EASEMENT AREA	(±592,290.8) S.F. (±13.6 ACRES)
LOT 1	±218,275 S.F. / ±5.0 ACRES
LOT 2	±211,221.3 S.F. / ±4.85 ACRES
LOT 3	±654,044.5 S.F. / ±15.0 ACRES
LOT 4	±235,413.8 S.F. / ±5.4 ACRES
LOT 5	±235,306.8 S.F. / ±5.4 ACRES

Site Plan

1" = 200'-0"

0   100   200   400

CHAMPION
TRANSPORTATION RELATED & OUTDOOR STORAGE PROPERTIES

RANDALL BEES
ARCHITECTURAL DESIGN, LLC
121 Berkshire Ct.
Glendale Hts., Illinois 60139
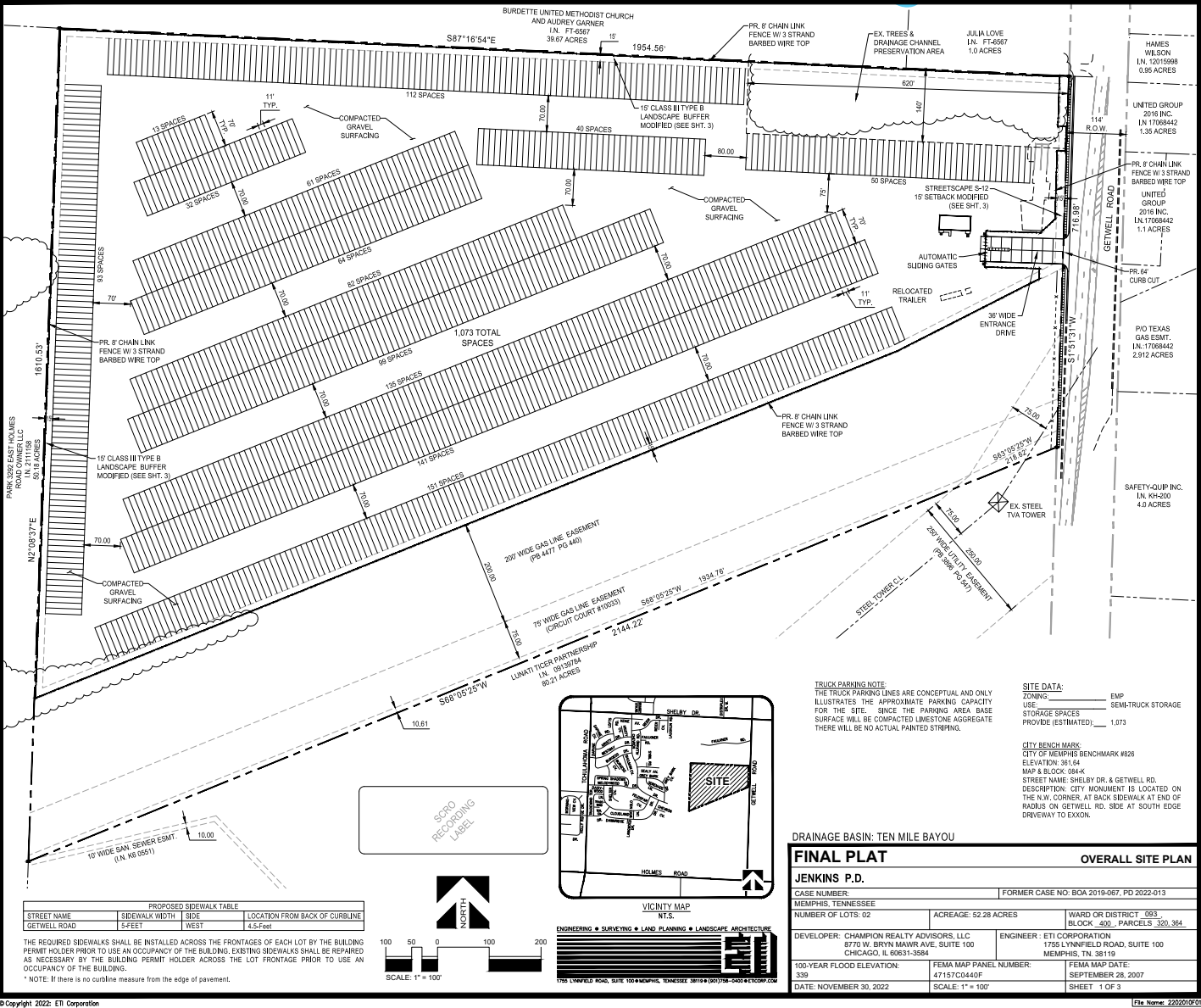Telephone (847)471-9567
randallb@rbarch.net

PROJECT NO. 02210

DATE 12/30/22

SHEET P-5

RE/MAX COMMERCIAL EXPERTS

TIMBERHILL

4867 Getwell - Site Plan for Single User

Memphis Container and Chassis Depots

Memphis is North America's Logistics Capital, because of its access to runway, rail, road, and port. It is one of the few inland ports in the country that 5 Class I railroads (BNSF, CN, CSX, NS, and UP) meet, allowing all major steamship lines (SSLs) to be represented in the Memphis Market.

Memphis as an inland port utilizes container depots to allow for increased efficiency and productivity by the SSLs. Each SSL utilizes a depot for interim store, maintenance, cleaning, fumigating, sales, transportation, etc. Exporters secure empty containers at the depots and Importers re-deliver empty containers. This varies from other markets like Chicago where empty containers are released from the rails.

Similarly, chassis pools (TRAC, MCCP, DCLI) assign their chassis to a specific chassis depot. Chassis depots provide interim storage, management of inventory, maintenance, transportation, etc. In Memphis, two of the Class I rails (CN and NS) are live upload. Therefore, drivers must utilize the chassis depots to return chassis after bringing loaded containers to the rail. In addition, these import containers are now grounded. Therefore, drivers must bring a chassis for pick-up. The CMC Pidgeon yard will be the beneficiary of the recent move to live upload and load containers by the CN. There is no other chassis pool near the CN/CSX terminal in Memphis.

The container and chassis depots are the backbone of Memphis import and export industry.

Daily Memphian Article
by Jim Strickland

The Lamar Avenue corridor project, funded in part by a $71.1 million grant from U.S. Department of Transportation. Improvements to this vital 5-mile stretch will alleviate congestion and improve the flow of commerce through our "logistics corridor."

The Lamar Avenue enhancements will help: some 1,300 companies with about 70,000 employees, 535 truck terminals, 19 freight intermodal facilities and four rail yards.

Privately-owned companies have spent $25 billion annually over the last several years to maintain and enhance the nationwide freight rail network. Tennessee's 22 freight railroads move over 232 million tons of freight across the state annually, steadily chugging along to connect businesses to markets all across the continent and meet increasing freight demand.

We in Shelby County benefit from connections to five Class I railroads: Norfolk Southern, BNSF, Union Pacific, CSX and CN. These rail lines, plus several state-of-the-art intermodal yards, have helped make Memphis the third-largest rail center in the U.S. So when, for example, BNSF invest $200 million to expand its intermodal terminal at Shelby Drive and Lamar Avenue, as it did several years back, it is a boon to all the customers and consumers downstream.