

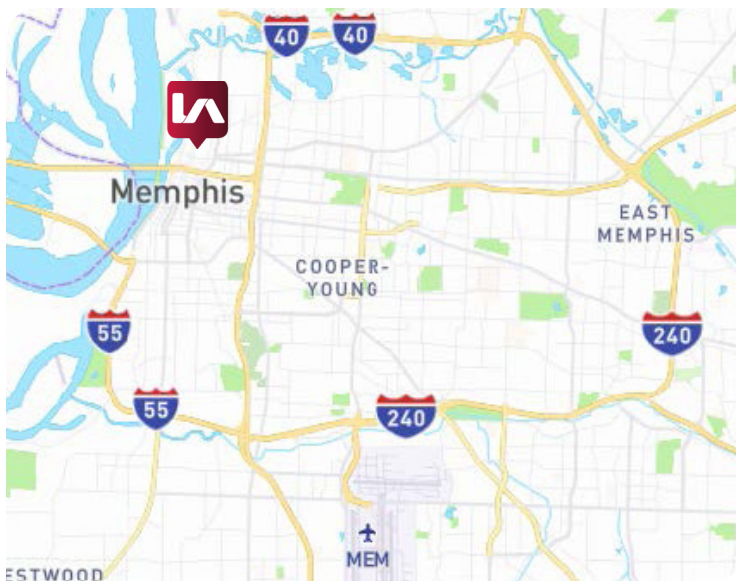
LAND FOR SALE

±37.2 ACRES (DIVISIBLE)

1315 N 2ND STREET | MEMPHIS, TN 38107



PROPERTY MAP



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

DISTANCE TO:

US-51	0.5 miles
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I-40	1.8 miles
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Downtown	2.8 miles
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I-69	3.5 miles
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FedEx World	13 miles
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MEM	14 miles
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Blue Oval City	45 miles
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PROPERTY HIGHLIGHTS

- **Zoning:** I-H (Heavy Industrial)
- **Utilities:** All on site
- Rail access with spur
- Historic river access
- Flat topography
- Fenced, secured and lit
- Multiple uses allowed:
 - Industrial redevelopment, IOS, Manufacturing, Transportation Yard
- **Asking Price:** \$1,850,000.0

WHY MEMPHIS?



#3 LARGEST
inland port.



5
class 1 railroads.



#3 BUSIEST
trucking corridor.



#1 LARGEST
cargo airport.

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