



**Available**  
[VIEW ONLINE](#)

**35,000± SF Industrial/Shop Building**

**2740 Grays Creek Dr.  
Shelby Co, TN 38016**

**HUNTER ADAMS, SIOR**  
Senior Vice President | Principal  
901 312 4915  
hunter.adams@colliers.com

**ANDY CATES, SIOR**  
Chairman | Principal  
901 312 4907  
andy.cates@colliers.com

**COLLIERS**  
6363 Poplar Ave., Ste. 220  
Memphis, TN 38119  
901 375 4800

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Memphis

# Available

## Industrial/ Shop Building

At 35,000 SF, the maintenance and repair building is the most versatile building on the campus. Built to maintain the Shelby Co. Bus Fleet, the main section has 124' ft. long drive-in bays with oil changing pits and has no columns for maximum usability. The remainder of the building was used as workshops to repair and maintain assets of the school system. It has heavy power for potential manufacturing, multiple warehouse sections separated by cinder block walls, and it has ample office and lab space for a variety of uses.

### Refueling stations

Built to refuel the Shelby County bus fleet, the site has 3 tanks of various sizes to refuel even the largest of operations.

### IOS

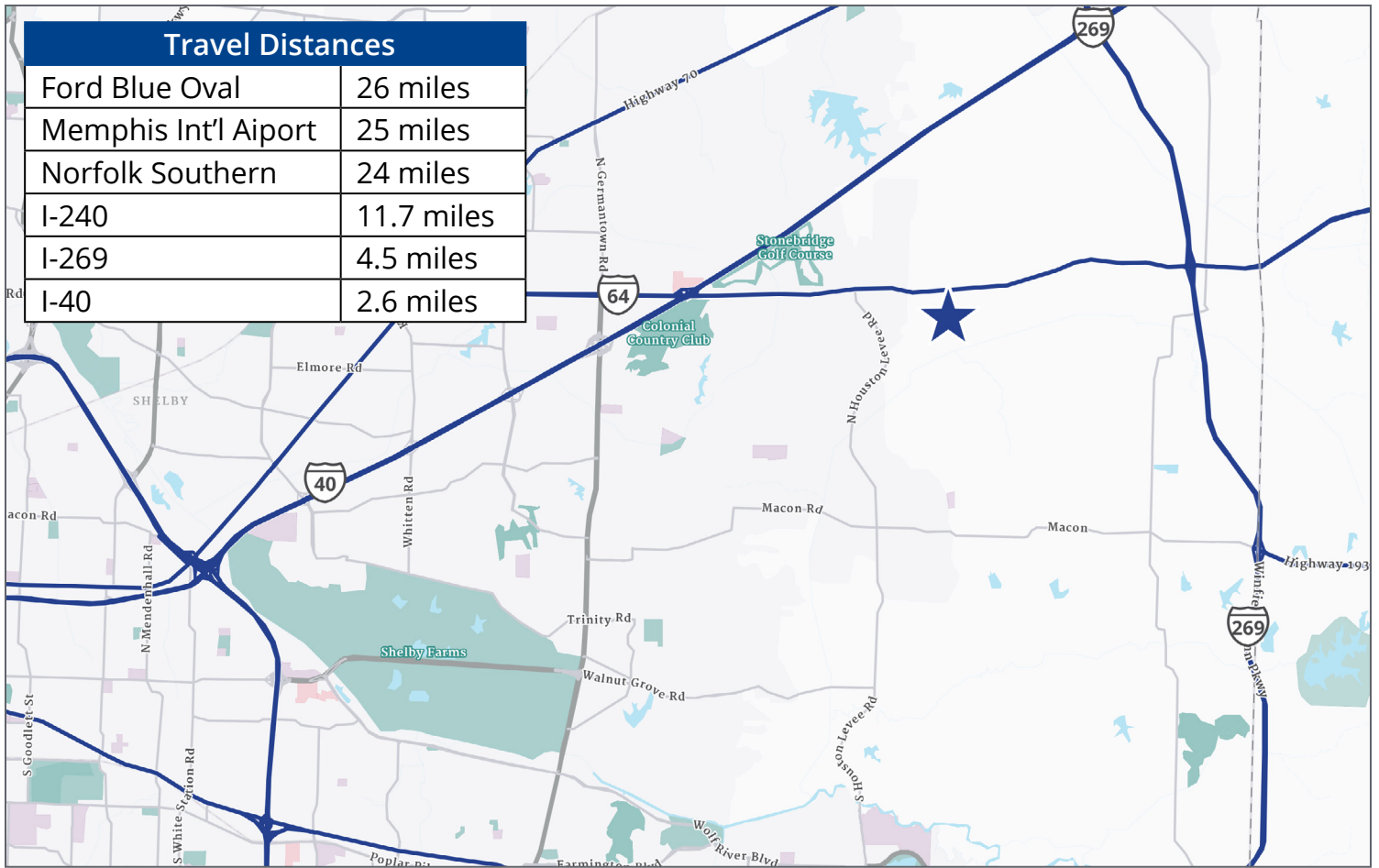
There is a total of about 10 acres of asphalt for parking and outside storage that has been lightly used and is in overall good condition with lights and multiple driveways in and out of the industrial portion of the campus.

Property Features	
Northeast Submarket	100% HVAC capable
Light industrial zoning	20' clear height
Built in 2002	Free span column spacing
124' Oil change bays	Wash bay area
Building - 35,000± SF	8 drive-in doors - 12w x 16h / 5 are 12 x 16
Up to 10± AC	3-phase electrical;480 and 208 volt
Warehouse -28,000± SF	Air lines throughout
Office - 7,000± SF	Wet sprinkler
On-site refueling station	Lab space



# Available





In the Heart of . . .

# Memphis' Transportation



75% of the US can be reached within 20 hours by truck.



Memphis is one of 4 US cities served by 5 Class I rail systems.



The Port of Memphis is the 5th largest inland port in the US.



Memphis Int'l Airport is the busiest air cargo airport in the US.

# Our Mission

Maximize the potential of property to accelerate the success of our clients and our people.

**HUNTER ADAMS, SIOR**  
Senior Vice President | Principal  
901 312 4915  
hunter.adams@colliers.com

**ANDY CATES, SIOR**  
Chairman | Principal  
901 312 4907  
andy.cates@colliers.com



6363 Poplar Ave. | Suite 220  
Memphis, TN 38119  
901 375 4800  
colliers.com/memphis