



**11,361 SF on 1.61 ac
FOR SALE**

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**3225 Sharpe Avenue
Memphis, TN 38111**

— PROPERTY HIGHLIGHTS —

- 11,361 SF total: 4,361 SF warehouse + 7,000 SF office
- 1.61 acres; fully fenced with multiple points of ingress/egress
- 3 buildings:
 - 3,161 SF shop with 6 drive-in doors
 - 1,200 SF shop & office
 - 7,000 SF office
- Clear height: 12'5" to 14'9"
- Ample parking
- Convenient access to Lamar Ave & I-240

