



PROPERTY DESCRIPTION

4,756 SF Office and Warehouse Facility with Yard Space and Dedicated Parking in South Memphis. The property is move-in ready, making it an excellent opportunity for an owner-user.

PROPERTY HIGHLIGHTS

- Ideal for an owner-user seeking a combination of office, warehouse, and yard space
- Flexible layout supports light manufacturing, service contractors, construction trades, or storage/distribution needs
- Located within the South Memphis industrial and manufacturing corridor
- Surrounded by established businesses: Valero Memphis Refinery, Stinson's Industrial, Ferguson Industrial Co., Morgan Steel Co., Memphis Port Commission, and others
- Strong regional access with traffic counts: I-55 (65,239 AADT), E.H. Crump Blvd (14,883 AADT), and I-69 (111,922 AADT)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,641	16,048	55,064
Total Population	3,911	33,270	118,897
Average HH Income	\$37,419	\$57,717	\$61,515

WRILEY GILLEN

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FOR SALE

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