

Colliers

For Sale or Lease

Heavy Industrial President's Island

±70,000 SF on 5.92 Acres

2401 Harbor Ave

Memphis, TN 38116



Property Highlights

- 5.92 acres
- +/- 70,000 SF - 9 Buildings
- Zoning: IH
- Adjacent to the Port of Memphis
- Excellent interstate access to I-40 and I-55
- Multi rail served - Operated by CN Railway
- Potential industrial outdoor storage use

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Lot Size: 5.92 AC **Zoning:** IH **Parcel #:** 050116 00016C

#	Property Type	Construction	SF	Clear Height	Year Built	Sprinkler
1	Office building	Wood-frame	1,920	N/A	1969	No
2	Storage warehouse	Pre-eng. steel	26,660	32'	1995	Yes
3	Storage building	Pre-eng. steel	1,230	14'	2004	No
4	Dry kiln	Masonry	4,592	26'	1995/1996	No
5	Storage building	Pre-eng. steel	448	12'	1995	No
6	Open-air shed	Pre-eng. steel	3,330	23'	1995	No
7	Storage warehouse	Pre-eng. steel	6,804	23'	1969	No
8	Storage warehouse	Pre-eng. steel	12,820	27'	2009	No
9	Storage warehouse	Pre-eng. steel	14,300	21'	1996	No



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Distances to Railroads, Highways, UPS Hub & FedEx Hub




12.5 miles



9.8 miles



12.5 miles



7.5 miles



14.6 miles



13.4 miles




13.5 miles



7.5 miles




14.6 miles



5.6 miles



6.3 miles



9.9 miles

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Property Photos



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.

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