

# 23.466 ACRE INDUSTRIAL OUTSIDE STORAGE SITE FOR SALE

Shop, Office, Perimeter Fencing, Expansion Area  
Memphis BNSF Intermodal Adjacent



**FOOD PROPERTIES**  
GROUP



## 4727 PLEASANT RUN ROAD, MEMPHIS, TENNESSEE

- Total Site: +/- 23.466 Acres
- Improved Area: +/- 12.723 Acres
- BNSF Rail Intermodal Adjacent
- 5 Bay Shop
- Shop & Office Area: +/- 13,173 Square Feet
- Gated/Fenced Partially-Lit Site
- Concrete & Compacted Gravel
- Hwy 78 / I-22, I-55 and I-240 Access
- Near Memphis Airport / FedEx Hub

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## SEPARATE PARCELS

- Total site: 23.466 acres
- Improved area: +/- 12.723 acres
- Unimproved area: +/- 10.743 acres
- BNSF Rail Intermodal Adjacent
- Comprised of three parcels total,
  - Parcel A: +/- 12.723 acres
  - Parcel B: +/- 2.943 acres
  - Parcel C: +/- 7.800 acres





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## IMPROVED AREA DESCRIPTION

- Improved area: +/- 12.723 acres
- Fully-fenced with electric wire
- Combination of concrete and compacted gravel
- Partially lit
- +/- 13,173 square foot shop and office structure
- 5 bay shop: +/- 10,673 square feet
  - 4 drive-thru
  - 1 wash bay with floor drains
  - 3 with air
  - Restrooms within
- Office: +/- 2,500 square feet
  - Newly-appointed
  - +/- 4 private offices, bullpen, office restrooms, separate area for driver restrooms.

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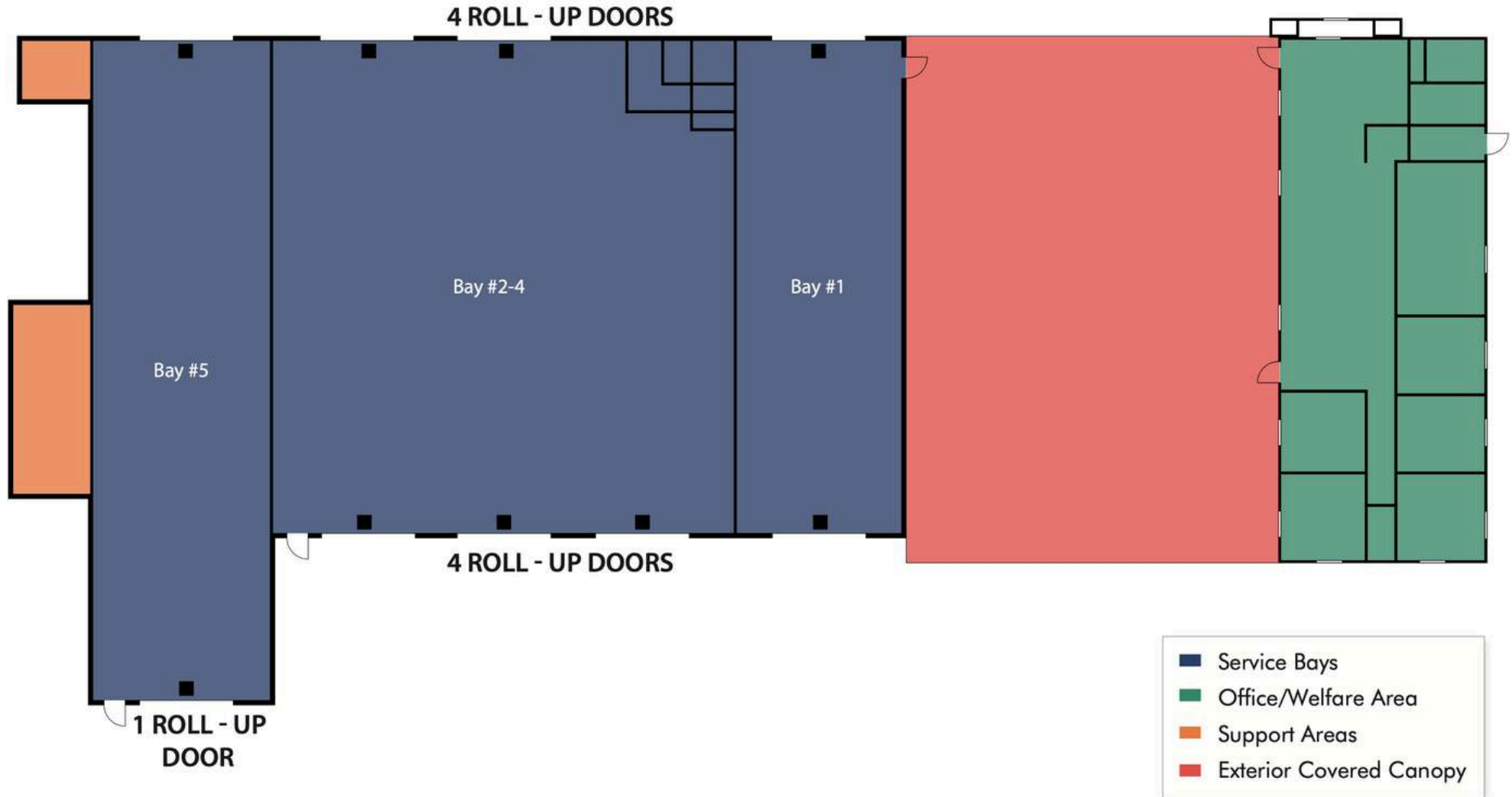
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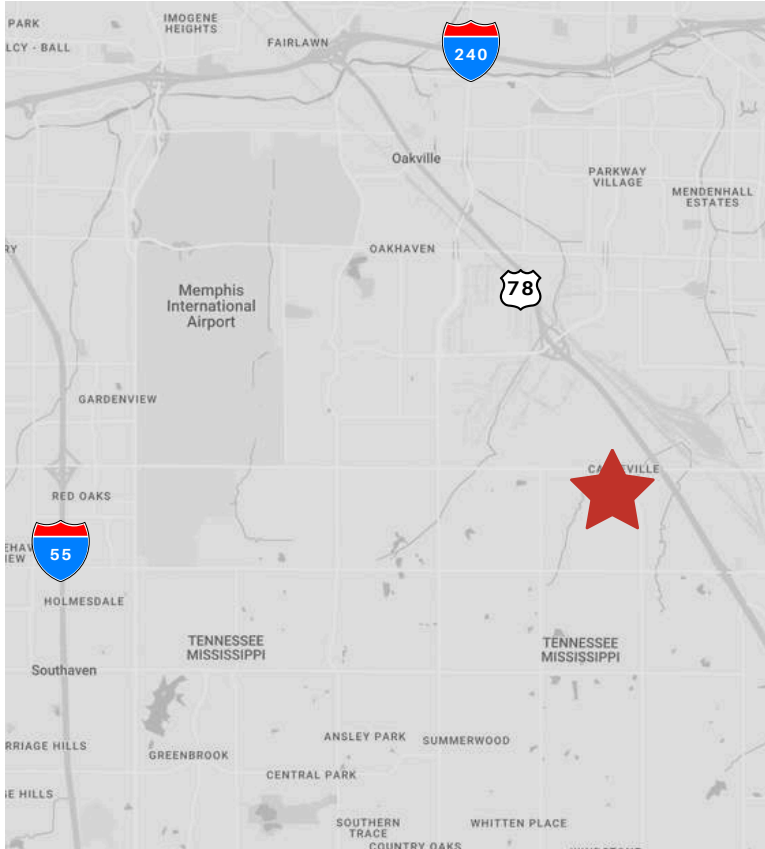


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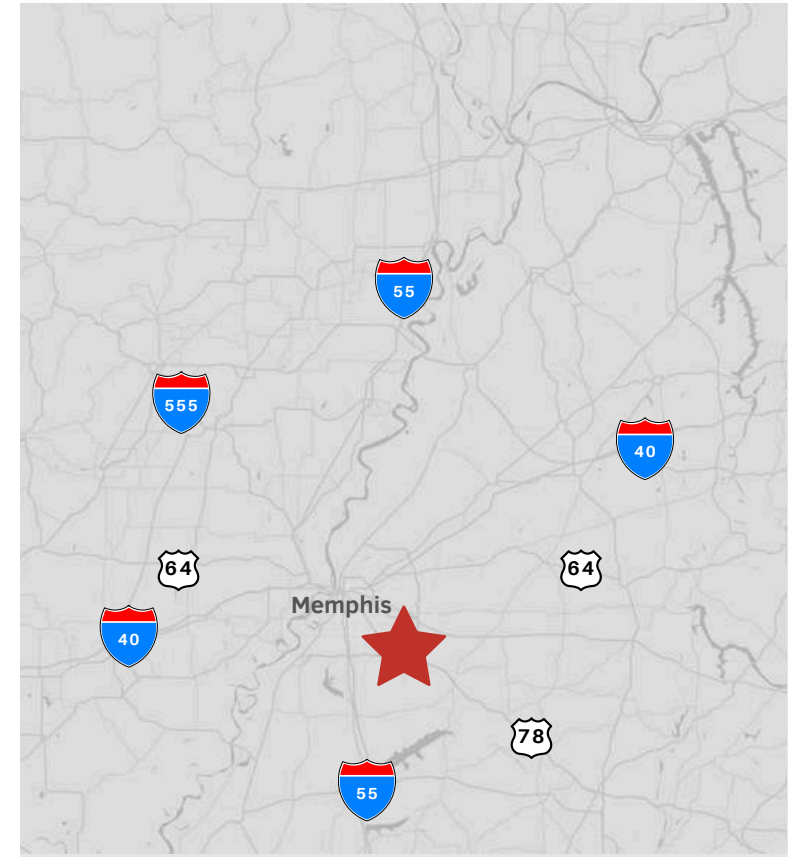
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