

1199

THOMAS ST, MEMPHIS, TN 38107

For Sale or Lease



CONFIDENTIAL OFFERING MEMORANDUM


COLDWELL BANKER
COMMERCIAL
COLLINS-MAURY


UNIVERSAL COMMERCIAL
a new world of real estate



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EXECUTIVE SUMMARY

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Coldwell Banker in conjunction with Universal Commercial is pleased to present 1199 Thomas Street, a 109,340 square foot industrial facility located in the heart of North Memphis, one of the city's most active and strategically positioned industrial submarkets. Situated on 4.75 acres and zoned EMP (Employment District), this multi-building asset is ideally suited for heavy manufacturing, warehousing, or value-add repositioning.

Originally constructed in 1938, the property features three interconnected buildings— $\pm 90,000$ SF, $\pm 20,000$ SF, and $\pm 7,500$ SF—and includes multiple high-capacity overhead cranes (30-ton and 15-ton), 30-foot ceiling clearance, and robust power infrastructure. With close proximity to major transportation corridors including I-40 and U.S. Route 51, the site provides seamless access to Memphis's core distribution and logistics network.

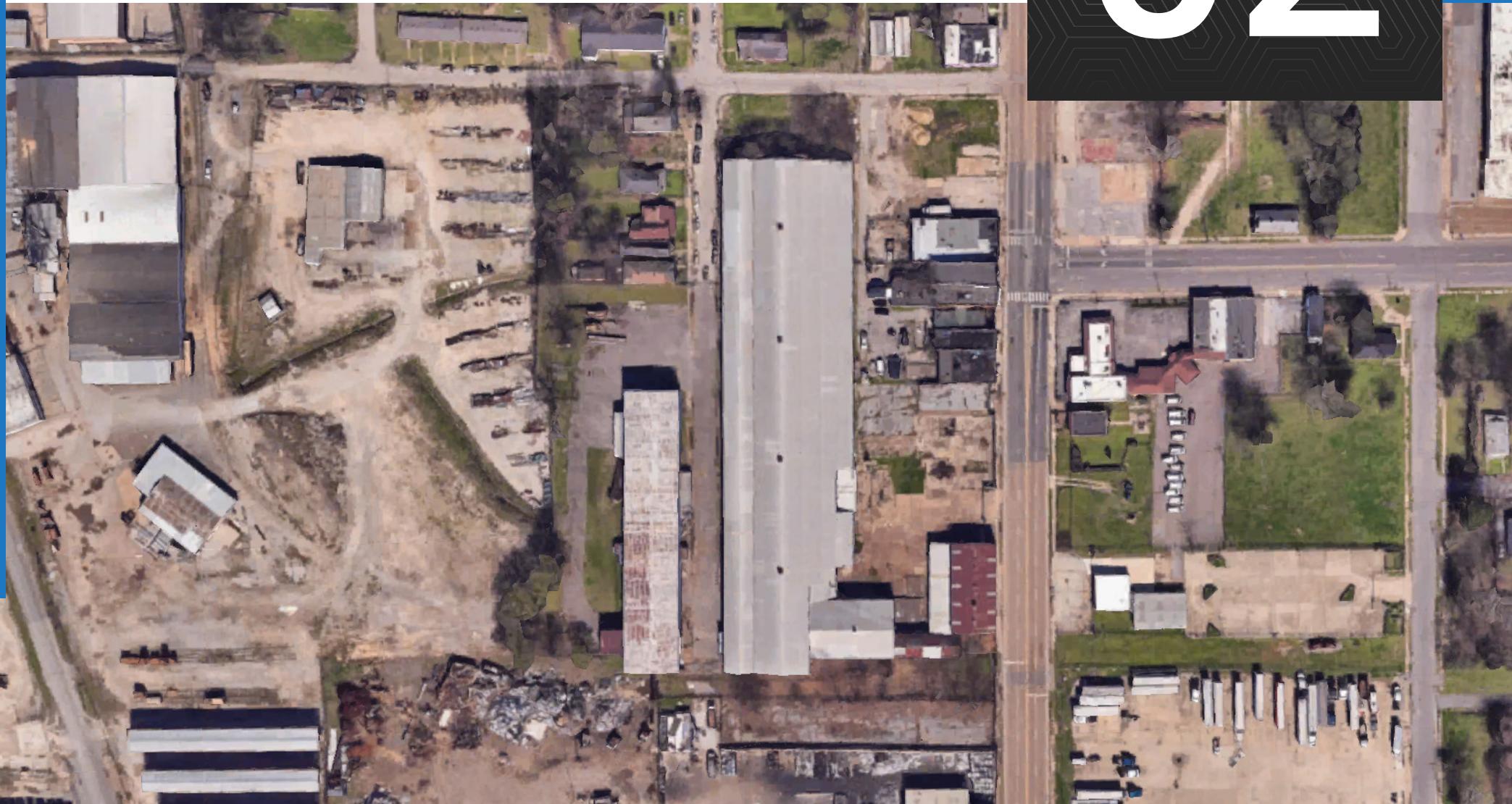
This property presents a rare opportunity to acquire a large-scale industrial asset with exceptional value per square foot. With strong bones, flexible zoning, and high demand for industrial space in the Memphis market, 1199 Thomas Street offers users and investors alike a compelling combination of functionality, location, and upside potential.

Universal Commercial has been exclusively retained to market the property and welcomes inquiries from buyers seeking long-term value or operational space in a dynamic, growth-oriented submarket.



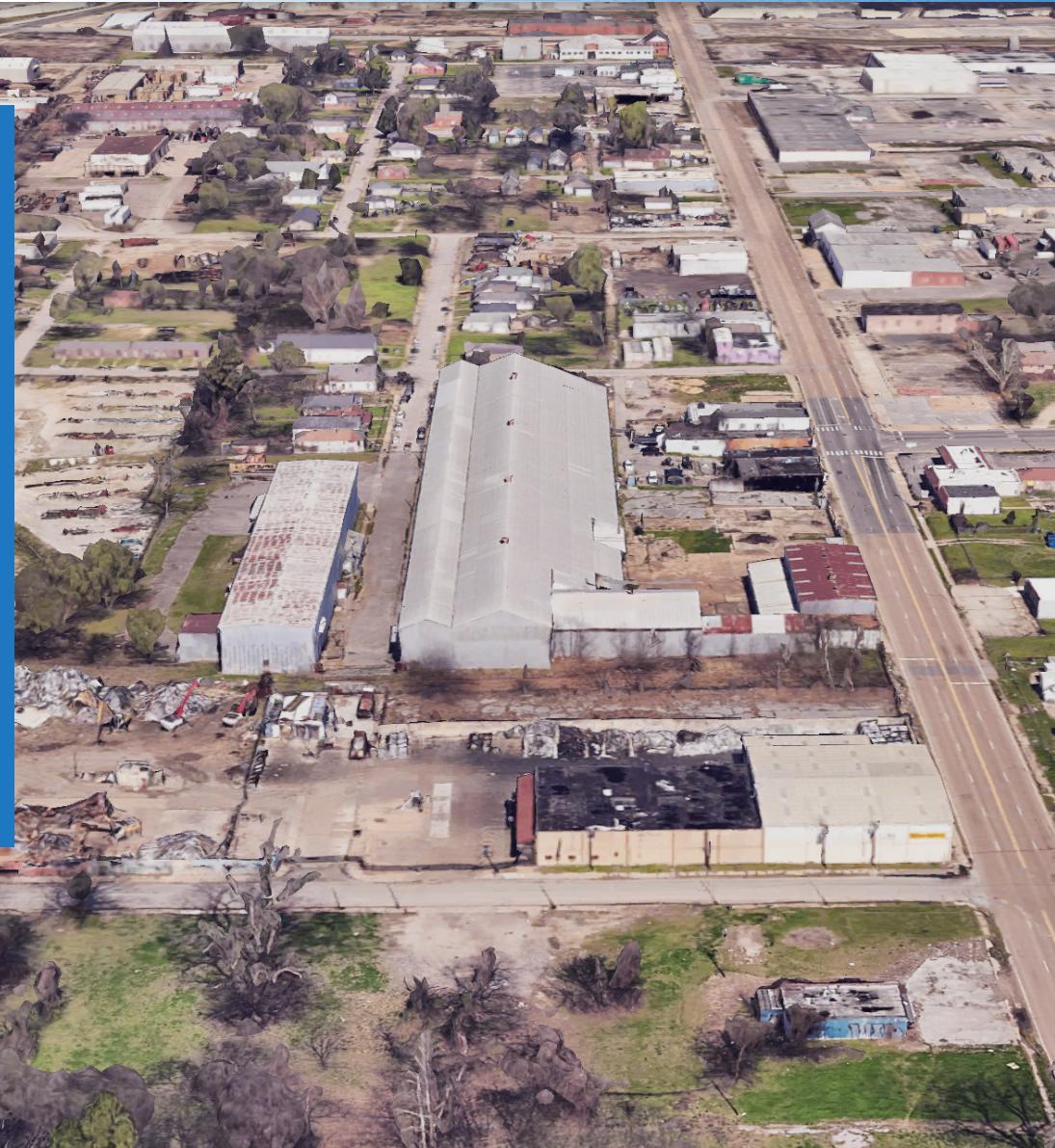
PROPERTY OVERVIEW

02



PROPERTY OVERVIEW

Address	1199 Thomas Street, Memphis, TN 38107
Neighborhood	North Memphis
Year Built	1938
Property Type	Industrial / Manufacturing
Zoning	EMP (Employment District)
Number of Units	3
Stories	Varies (Up to 2 Stories)
Building Size	109,340 SF
Lot Size	±203,974 SF (±4.75 Acres)
Price	Subject to Offer
Price per Unit	Subject to Offer
Price per SF	Subject to Offer
Crane Capacity	15-ton and 30-ton cranes
Clear Height	Up to 30 Feet
Parking	On-site Parking Available





LOCATION OVERVIEW

03



North Memphis has long been a cornerstone of the city's industrial base, offering unmatched access to regional transportation networks, workforce infrastructure, and logistics hubs. With proximity to Downtown Memphis, the Mississippi River port, and major highways including I-40 and U.S. Route 51, the area continues to serve as a strategic node for manufacturing, warehousing, and distribution operations. 1199 Thomas Street is centrally located within this robust industrial corridor, providing direct access to rail lines, heavy truck routes, and nearby intermodal facilities. The site benefits from EMP zoning and ample acreage, allowing for operational flexibility in a high-demand, business-friendly environment. Supported by Memphis's role as a global logistics center—home to FedEx headquarters and one of the busiest cargo airports in the world—the property is ideally positioned to capitalize on both local and national economic activity.

NEIGHBORHOOD DEMAND IS DRIVEN BY:



Proximity to major distribution and freight corridors



Established industrial base and workforce in North Memphis



Access to Memphis International Airport and FedEx distribution hub



EMP zoning ideal for manufacturing and logistics operations



1199

THOMAS ST MEMPHIS,

TN 38107

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