

# For Sale or Lease

**Dede Malmo**  
**901-230-5549**



**MalmoMemphis**  
REAL ESTATE, INC.

[Interactive Site Map](#)

This incredibly rare opportunity offers a prime 12.43-acre site in the heart of Memphis and Shelby County, providing immediate access to I-240. The property consists of two parcels: the first spans 3.48 acres, featuring approximately 275 feet of frontage on Shelby Oaks Drive and an expansive 80,000-square-foot parking area. The second parcel, covering 8.95 acres, is perfectly suited for industrial outdoor storage (IOS), truck and trailer parking, or heavy construction materials storage. It can serve as a laydown yard for asphalt millings, construction materials, stone, gravel, and more—making it an ideal heavy construction drop site. This space is well-suited for civil and general construction firms, as well as transportation companies needing storage and parking solutions. The owner is open to dividing the parcels and the frontage along Shelby Oaks Drive to accommodate specific needs.

Sale Price: \$1,595,000 or Lease for \$3,250/ac

