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Memphis IOS Opportunity
29,500± SF on 4.11± Acres

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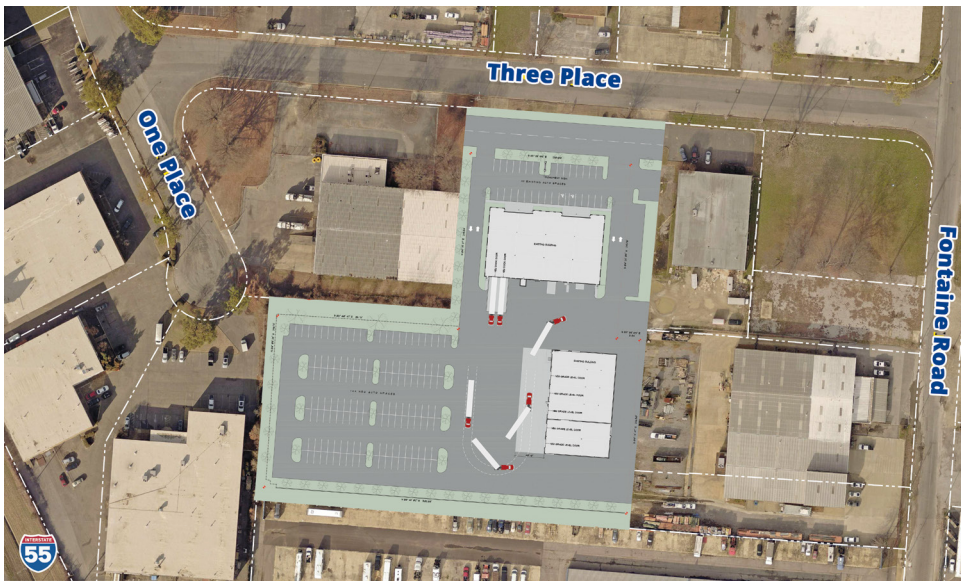
1555 Three Place | Memphis, TN 38116

Redeveloped in 2023-24, the 29,500± square foot property sits on 4.11± acres and consists of a 16,000± square foot front building, 13,500± square foot metal shop, and a 2.6 acre fenced CR-610 gravel yard. 1555 Three Place is conveniently located in the Memphis Southwest Industrial Submarket. It lies within one mile of Hwy. 51, I-55 & I-240 and within two miles of the Memphis International Airport.



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Accelerating success.



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Property Features

Available area	29,500± SF
Land area	4.11± acres
Outdoor storage area	2.6± acres
Flex building size	16,000± SF
Flex building clear height	12'
Shop building size	13,500± SF
Shop building clear height	14' to 16'
Shop Building Drive-in doors	7 new 12' x 14' doors and 2-12'x12' doors in the shop building
Submarket	Southwest
Zoning	EMP (light industrial)
Renovated	2024
Airport access	Within two miles of the Memphis International Airport
Hwy. access	Within one mile of Hwy. 51, I-55, & I-240



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