



FOR LEASE

1517 Two Place

1517 2 PLACE
MEMPHIS, TN 38116

Size

45,500 SF

Land Area

3.09 Acres (134,600 SF)

Office Space

~ 2,000 SF

Asking Rate

Call for Pricing

Property Type

Industrial, Technological, Warehouse

Property Highlights

- New Roof 2023.
- Will Subdivide.
- Current configuration provides 45,500 SF of open contiguous space with adjoining office areas.
- Separate front entrances and rear loading docks for each section make subdividing easy.
- Space features drive-in ramp for added versatility.

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Size

45,500 SF

Land Area

3.09 Acres (134,600 SF)

Office Space

~ 2,000 SF

Clear Height

22'

Column Spacing

50' x 40'

Dock Doors

12 dock-high doors
1 Drive-In Ramp

Lighting

LED warehouse lighting

Sprinkler System

Wet Sprinkler system

Power

480 V 3 Phase Power

Location & Access

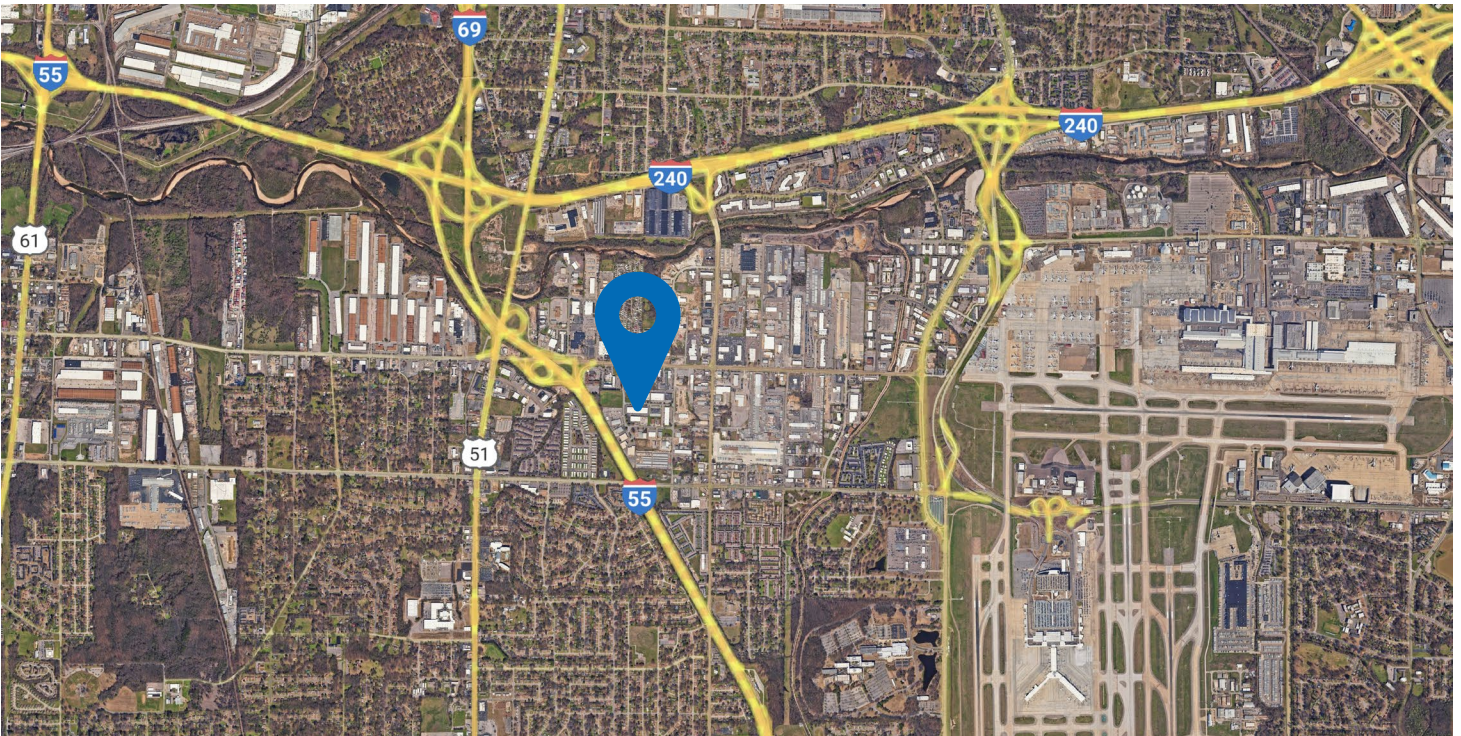
- Easy access to I-55 and I-240.
- Situated in the dense manufacturing and warehousing district of I-55 and Brooks Road.
- Zoning allows for a variety of uses, including high-end technological applications.

Features

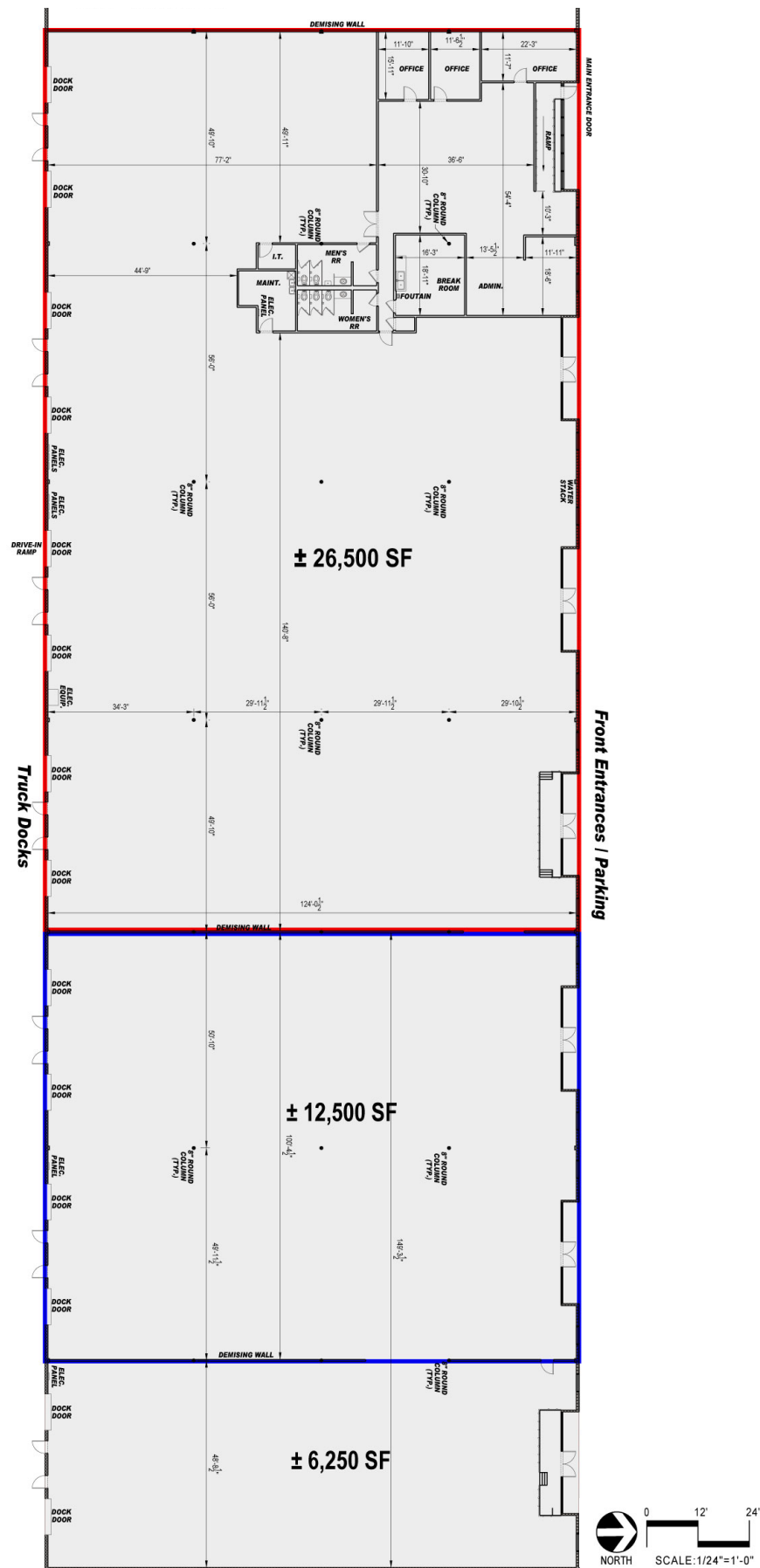
- Open contiguous space of 45,500 SF with adjoining office space.
- Flexible configuration: Separate entrances and loading docks make subdividing easy.

Features

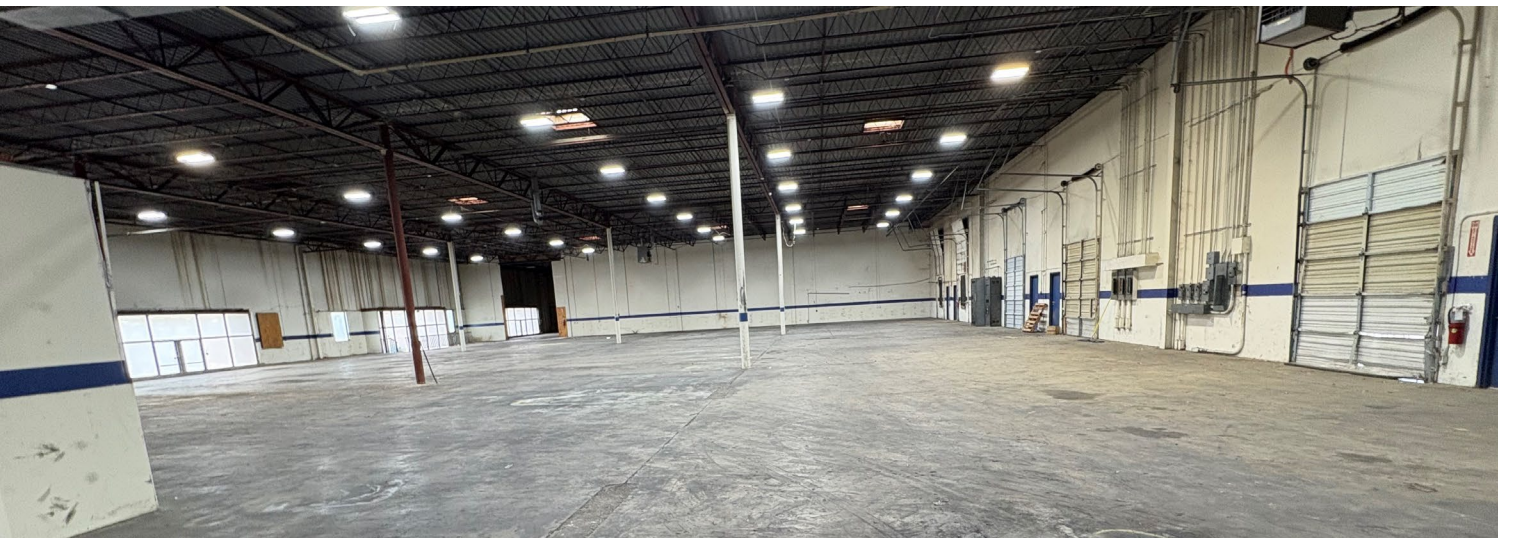
- Located in Southwest Memphis, near the new xAI facility.



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