

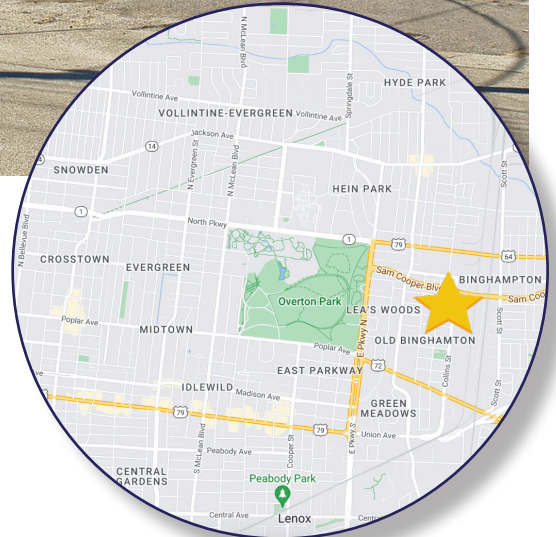
2634 Yale Rd. | Memphis, TN 38112

**FOR SALE OR LEASE  
INDUSTRIAL PROPERTY  
INVESTMENT | OWNER USER**



**PROPERTY HIGHLIGHTS**

- ◇ 16,996 SF Flex Building
- ◇ Located within the Binghampton industrial market just south of Sam Cooper and east of Collins St.
- ◇ Situated on approx 0.52 AC
- ◇ 1 dock high door
- ◇ 1 drive in door
- ◇ 12 exclusive parking spaces with room for additional parking
- ◇ Zoning: I-L
- ◇ FOR LEASE: \$6 + NNN
- ◇ FOR SALE: \$600K



DEMOGRAPHICS	1 MI	3 MI	5 MI
Population	11,143	110,988	250,571
Households	4,354	47,295	102,428
Avg. HH Income	\$55,335	\$67,153	\$61,753

**TRAFFIC COUNTS:** Sam Cooper Blvd. 40,332 VPD  
Collins St. 3,552 VPD

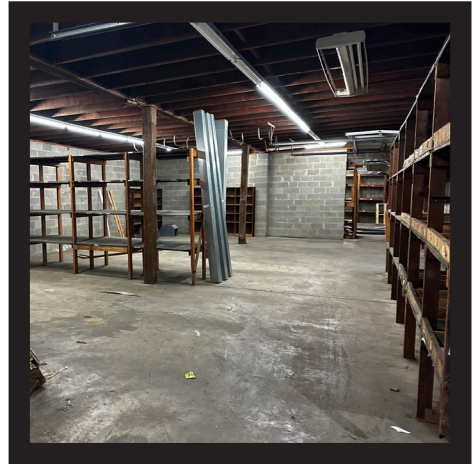
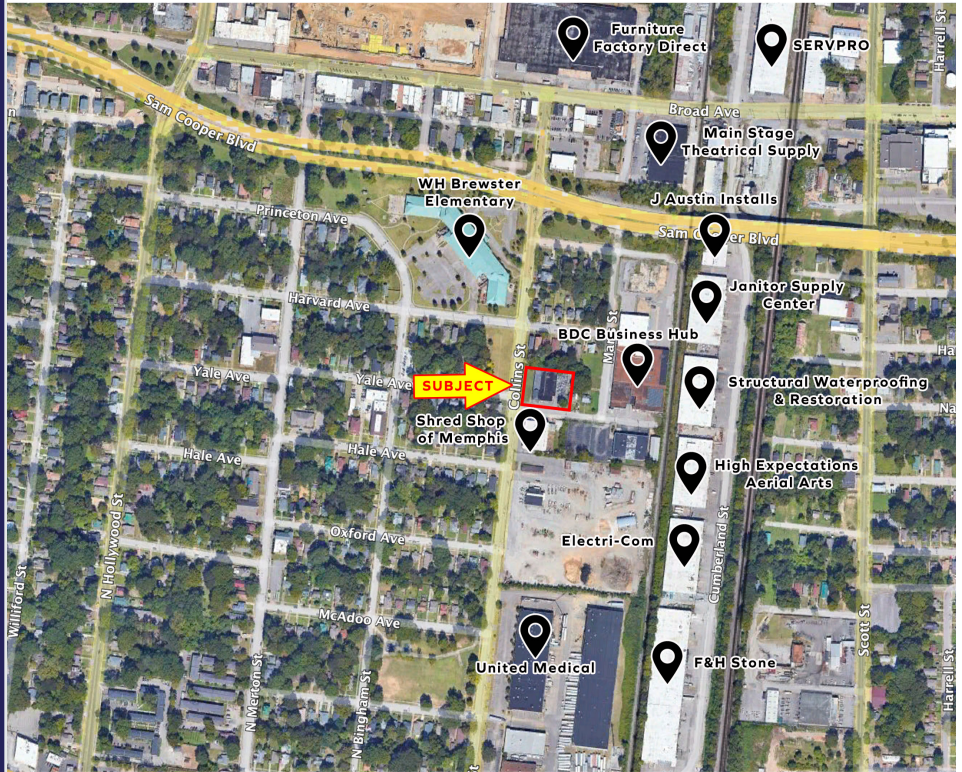


**GILL**  
PROPERTIES

FOR MORE INFORMATION:

**Brown Gill**  
brown@gillprop.com  
(o) 901.758.1100  
(c) 901.483.9974

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