



3.7 AC
Expansion Yard
Available

22,500± SF
Industrial
Building
on 4.12± AC

For Lease

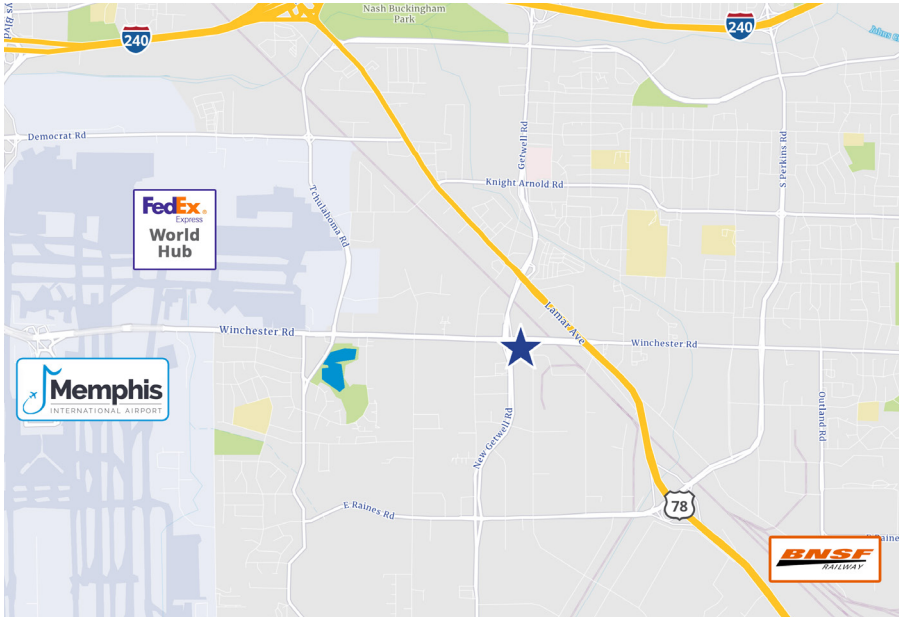
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colliers.com/memphis

BEN RICKETTS, SIOR
Vice President
901 312 4909
ben.ricketts@colliers.com

COLLIERS
6363 Poplar Avenue, Suite 220
Memphis, TN 38119
901 375 4800
colliers.com/memphis

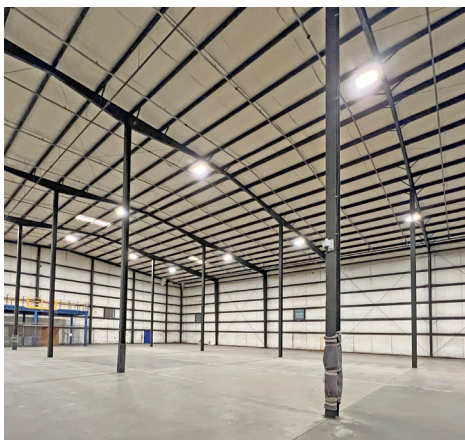
3924 Winchester Rd. Memphis, TN 38118



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Accelerating success.

For Lease



PROPERTY FEATURES

22,500± SF building
4.12± AC site
Zoned heavy industrial (IH)
Built: 2005
Steel frame construction
1,000± SF office
1 ramp
2 docks
35' clear height
1 AC gravel storage yard
45 surface parking spaces
Fenced
3.1 miles to FedEx World HQ
3.5 miles to BNSF Intermodal
3.8 miles to Memphis Int'l Airport
3.9 miles to Hwy. 78



Traffic Counts

Airways Blvd. - 34,474 VPD
 Winchester Rd. - 28,641 VPD
 New Getwell Rd. - 19,249 VPD



6363 Poplar Ave., Suite 220
 901.375.4800
colliers.com/memphis