

FOR SALE

2645 MT. MORIAH RD. | MEMPHIS, TN 38115

*Offering at ~~\$1.4M~~ **NOW \$1.3***

17,000 SF Building | 2+ Acres



GILL
PROPERTIES

6815 Poplar Ave., Suite 110
Germantown, TN 38138
(901) 758-1100



Frank Dyer III, CCIM, RPA

Senior VP of Brokerage
(C) 901.277.8183
(E) frank@gillprop.com



Barry Maynard

Senior VP of Brokerage
(C) 901.230.4265
(E) barry@gillprop.com

FOR SALE

COMMERCIAL RETAIL | INDUSTRIAL SPACE

2645 Mt. Moriah Rd., Memphis, TN 38115

PROPERTY HIGHLIGHTS

- Freestanding | Industrial Style | Retail Space
- 17,064 SF Building on 2.14 acres
- Iron Beam Supported Ceiling | 10' & 14' Height
- Roof is in Excellent Condition
- Electric Security Fence surrounding entire perimeter.
- Sectional Steel Overhead Door
- Multiple Private Offices
- Ample Parking Spaces
- **MONUMENT SIGNAGE**
- Sprinkler System

****Sale includes office furniture & security/cameras equipment**

DEMOGRAPHICS

2024	1 miles	3 miles	5 miles
POPULATION	10,469	101,113	203,890
HOUSEHOLDS	4,028	40,271	81,715
HH INCOME	\$66,559	\$68,622	\$81,692



GILL
PROPERTIES

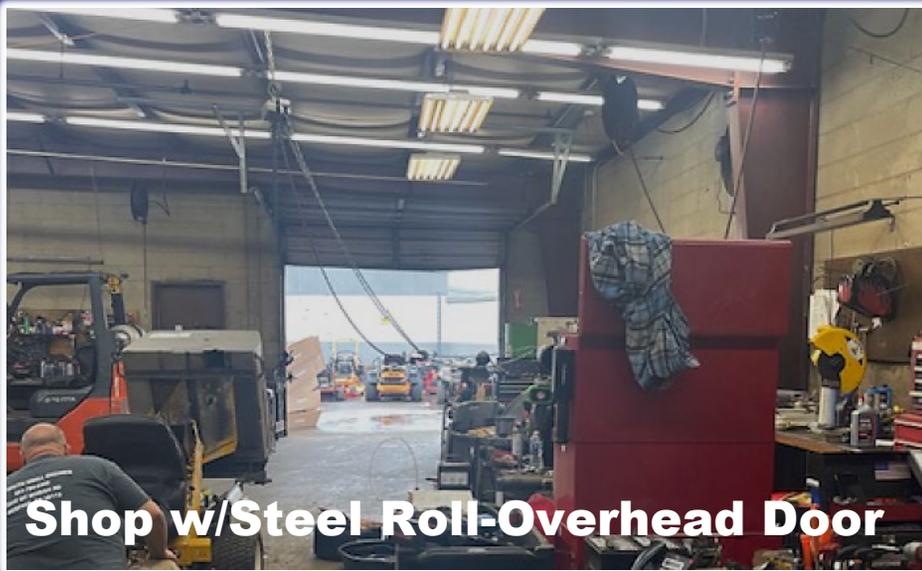
6815 Poplar Ave., Suite 110
Germantown, TN 38138
901.758.1100
www.GillProp.com

**For more information:
Frank Dyer 901.277.8183
Barry Maynard 901.230.4265**

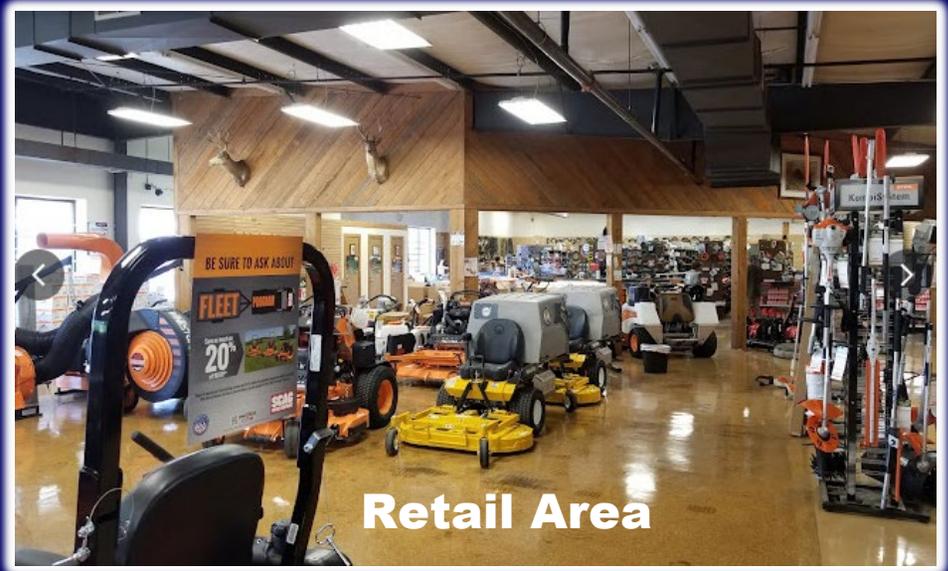
2645 Mt. Moriah Rd.
Memphis, TN 38115

GILL
PROPERTIES





Shop w/Steel Roll-Overhead Door



Retail Area



**Electric Fence:
surrounding perimeter**



**SPRINKLER
SYSTEM**



**Iron Beam Ceiling |
Roof in excellent
condition**

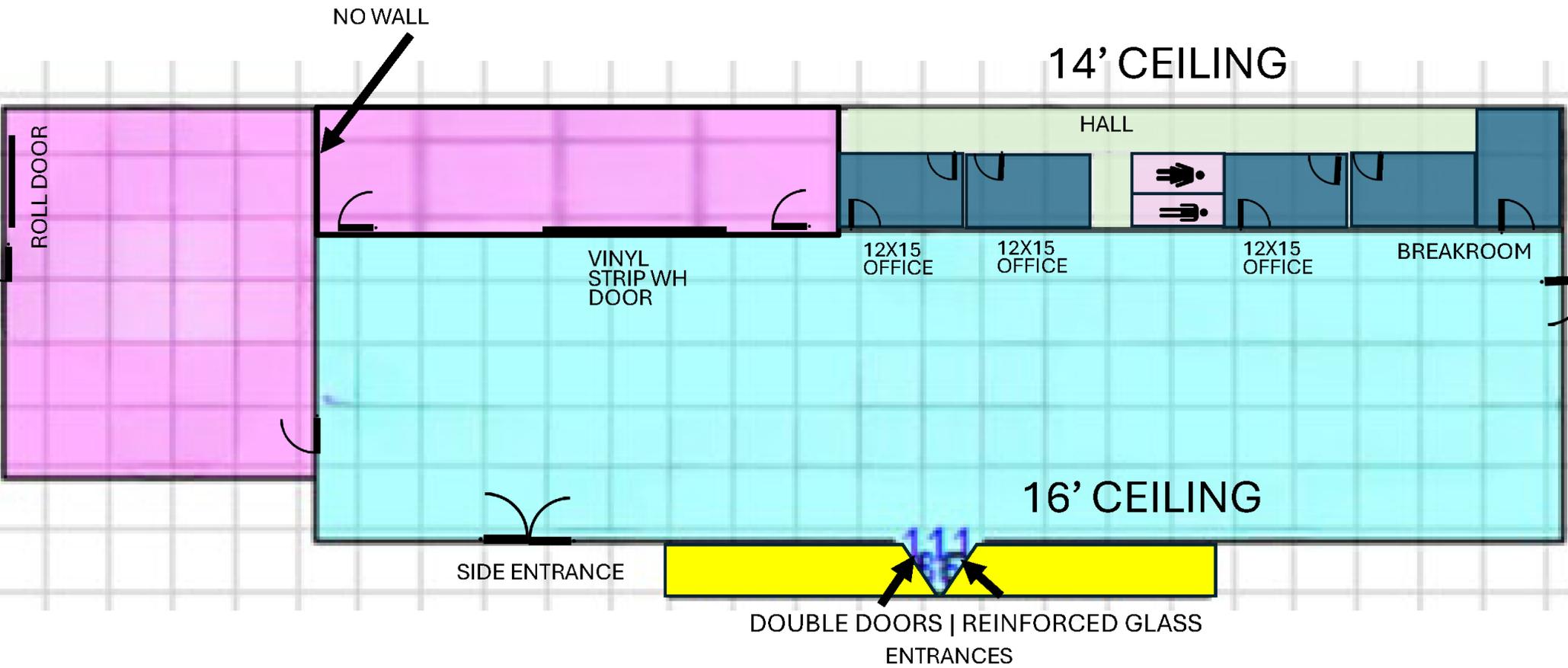


**Monument
Signage**



**Multiple Private
Offices**

2645 MT. MORIAH | FREESTANDING BUILDING



FLOOR PLAN

SITE AERIAL



GILL
PROPERTIES

CONTACT INFORMATION:

FRANK DYER III, CCIM, RPA
Senior Vice President of Brokerage
(C) 901.277.8183
frank@gillprop.com

BARRY MAYNARD
Senior Vice President of Brokerage
(C) 901.230.4265
barry@gillprop.com