

# FOR SALE | LEASE

## Industrial | Warehouse | Office



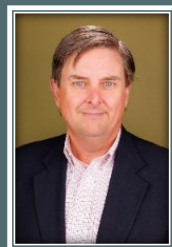
1284 - 1286 Channel Ave. | Memphis, TN 38113

# PRESIDENTS ISLAND

**GILL**  
PROPERTIES

8130 Macon Station, Suite 114  
Memphis, TN 38018  
901.758.1100

EXCLUSIVELY LISTED BY:



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



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



# PROPERTY HIGHLIGHTS

Grace Trailer Service, LLC |  
Leasing back lot from owner. \$3K Monthly | Can be terminated at any time.



1286 Channel Ave.

Southern Hose & Gasket  
1284 Channel Ave

1284 Channel Ave.

- TWO OFFICE SPACE: 1286: 1,800 SF | 1284: 812 SF
- LOT: 69,000+ Paved | Fenced
- WAREHOUSE: 19,800 SF | 4 Roll-Up Grade Level Doors
- CANOPY: 1,968+ SF
- PARKING: 10 Front Spaces | Plus additional Rear Parking
- SIGNAGE: Pylon Available
- ZONED: IH | Industrial Subtype: Manufacturing
- INCOME: Back lot leased by Grace Trailer Service | \$3K mo.



Pylon  
Signage

FOR SALE  
Offering at \$525,000



# OFFICE(S):

## LEASE TERMS:

\$4,700 Monthly | Minimum 3 Yrs

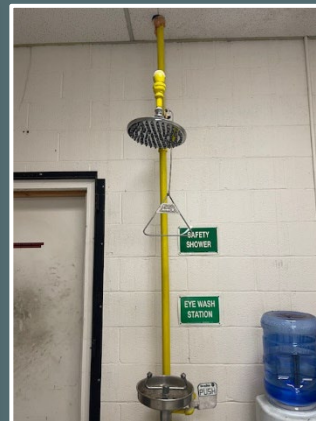
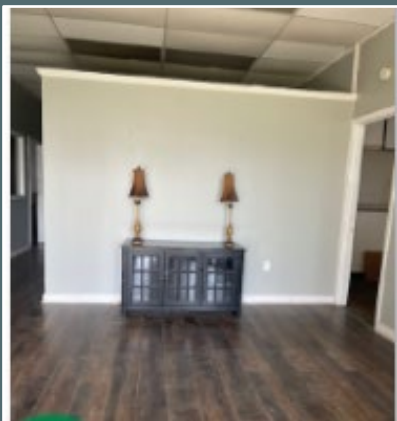
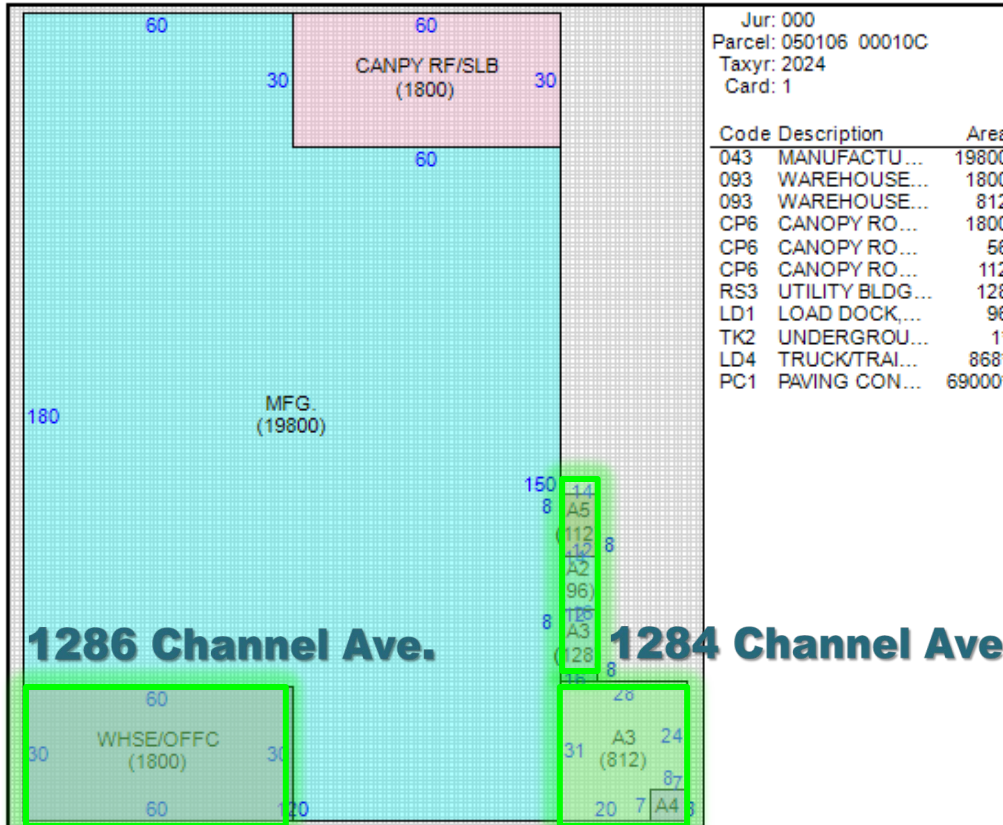
TI: Negotiable

## TWO OFFICE SUITES

Use both 1284 and 1286 or rent one, and share monthly expenses.

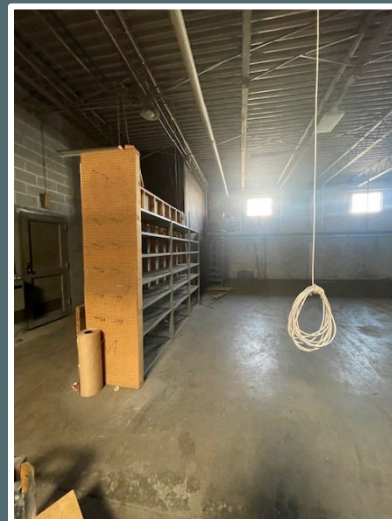
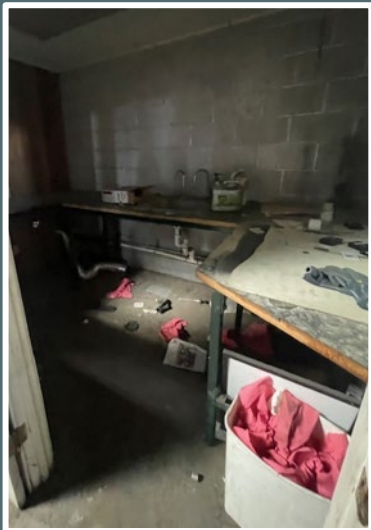
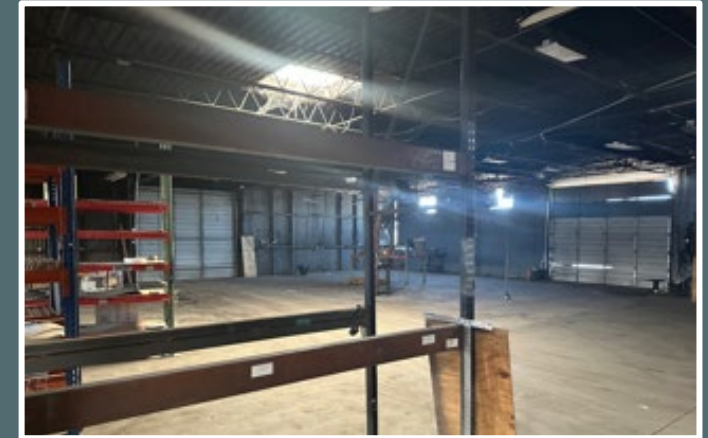
1286 has 3 large offices, breakroom, lots of built in cabinets, designated eye wash and safety shower space, and flex spaces.

1284 has 5 Offices, breakroom, and multiple flex spaces.



# WAREHOUSE:

- **19,800+ SF Warehouse | Canopy Area 1,950+**
- **4 Roll-Up Grade Level Doors**
- **Multiple Offices, Flex Space & Workstations**
- **Breakroom**
- **Multiple Storage Areas**
- **BACK LOT: Leased to Grace Trailer Services at \$3K monthly. Lease can be terminated at any time.**



**GILL**  
PROPERTIES

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



**BARRY MAYNARD**  
Senior Vice President of Brokerage  
(C) 901.230.4265  
[barry@gillprop.com](mailto:barry@gillprop.com)



# SITE AERIAL



**FOR SALE: \$525,000**  
**FOR LEASE: \$4,700 | Monthly**