

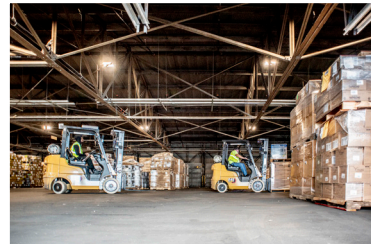


Truck Terminal FOR SALE OR LEASE

185 W. McLemore Avenue | Memphis, TN 38106

76 Doors
119 Trailer Parks
9.94 Acres

Available 03/01/2026



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COLLIERS
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VIEW ONLINE

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TRUCK TERMINAL FOR SALE OR LEASE

76 Doors • 119 Trailer Parks • 9.94 Acres

Property Features

Overall Property Features

- 9.94± total acres
- 3 buildings totaling 52,512± SF
- Renovated in 2021-2022
- Within 15 miles of five Class 1 Railroads
- Direct access to I-55
- Easy access to I-40

A - Front Building

- 11,279± SF total
- 2,587± SF office, 8,692± SF storage
- New 60Mil TPO roof (warranty through Sept. 2040)

B - Truck Terminal Features

- 31,733± SF terminal
- 76 dock doors with EOD's
- New dock levelers & bumpers
- New dry sprinkler system (2020)
- New 60Mil roof system (warranty through Sept. 2040)
- New LED lights through
- 80' dock bldg. width
- 1 drive-up ramp

C - Maintenance Shop 1

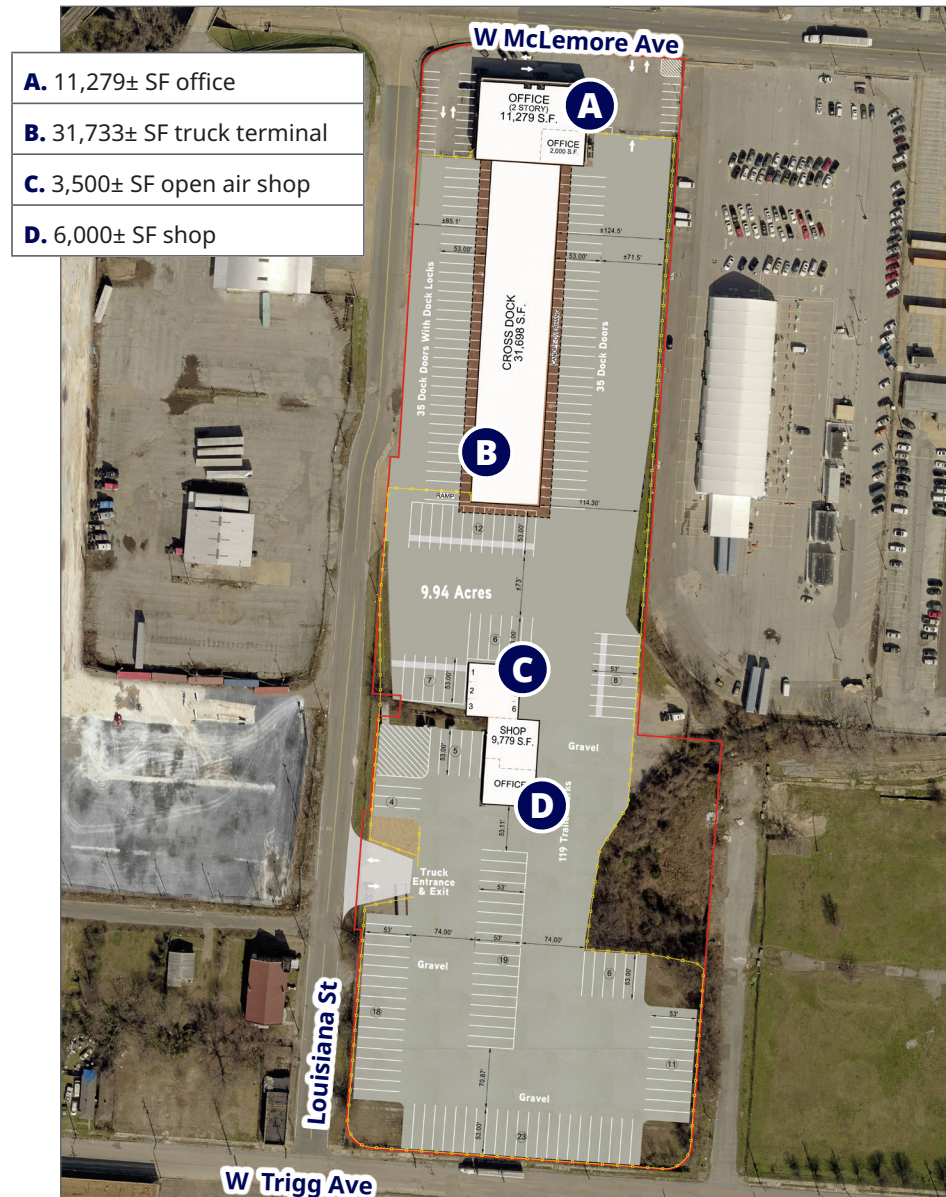
- 3,500± SF shop
- Six (6) drive-in doors

D - Maintenance Shop 2

- 2,000± SF shop office
- 4,000± SF warehouse

Yard Features

- North 5± AC are paved
- Southern 4.95± AC (newly installed CR610 crushed limestone)
- Fully fenced with access gates
- Electric gates, etc.



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Arkansas

185
W. McLemore
Avenue

Mississippi
River



**Downtown
Memphis**

ExxonMobil



Cooper
Air Freight Service, Inc.



HERSHEY'S



**Apex
Products**

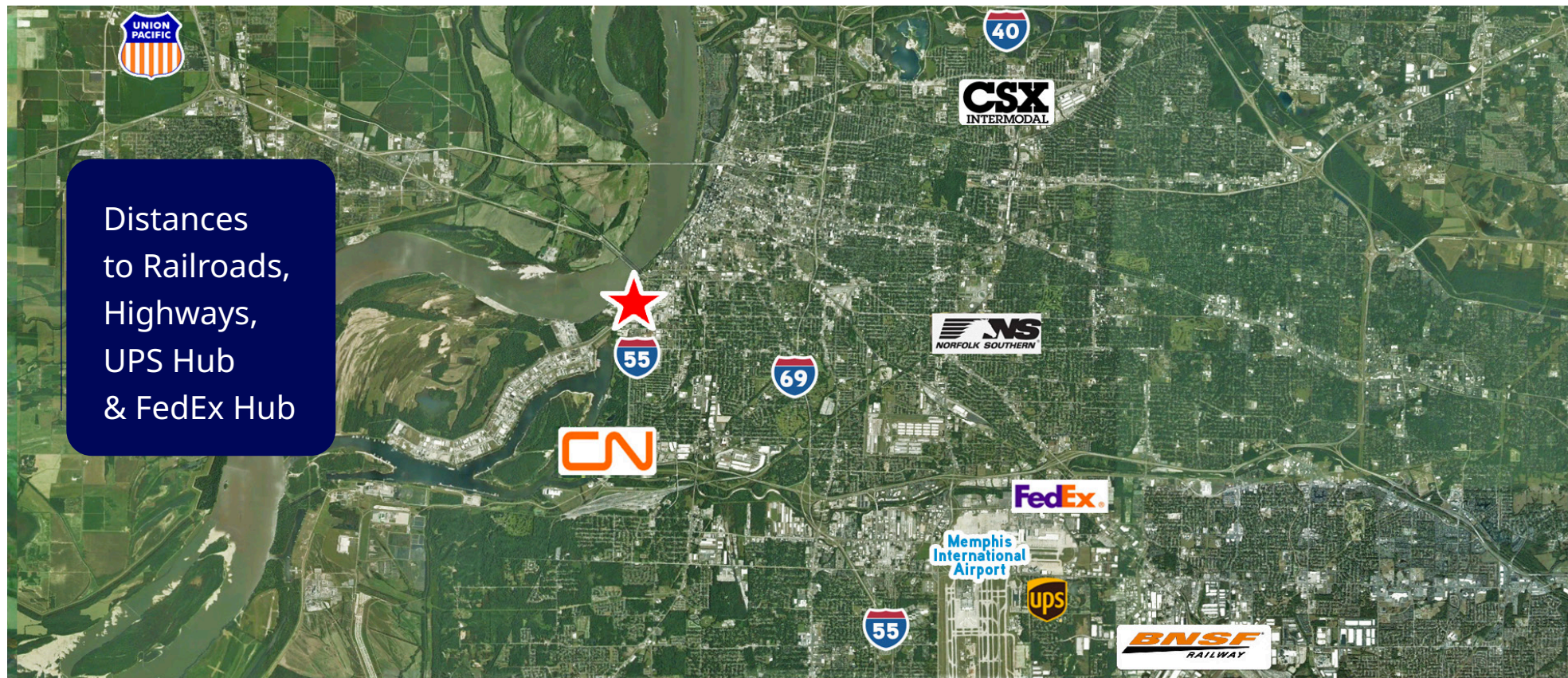


**SCHNEIDER
NATIONAL**



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3.7 miles to  Intermodal

5.8 miles to  Intermodal

9.2 miles to  Intermodal

15.2 miles to  Intermodal

15.2 miles to  Intermodal

0.4 miles to 

9.8 miles to  Memphis Int. Airport

9.7 miles to  World Hub

11.1 miles to  Hub

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