

**44,400 SF
AVAILABLE**

**285 W TRIGG AVE
MEMPHIS, TN**



6525 Quail Hollow Rd
Memphis, TN 38120
O 901.758.5670



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FOR SALE OR FOR LEASE

\$665,000

\$4,750/MG

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Property Highlights

- 44,400 INDUSTRIAL WAREHOUSE
- 5 DOCK DOORS
- 1 DRIVE IN DOOR (10'X10')
- 1.19 ACRES
- 23' COLUMN WIDTH
- WET SPRINKLER SYSTEM
- 5 MINUTES FROM I-55
- 3 PHASE POWER
- RECEIVING OFFICE
- SECURITY SYSTEM
- GATED/FENCED PROPERTY
- .5 ACRE VACANT LOT ACROSS STREET IS INCLUDED IN THE SALE
- \$150,000+ RENOVATIONS IN 2023: NEW HVAC IN OFFICE, NEW EXIT DOORS, NEW SPRINKLER SYSTEM, NEW FLOORING, ETC.

