



**FOR LEASE**  
**3456 MEYERS ROAD**

**424,357 SF**  
**MEMPHIS, TN**

**JEFF KILBORN 414-214-0613 | JKILBORN@PHOENIXINVESTORS.COM**



**PHOENIX**  
**INVESTORS**

*Opportunity. Execution. Value Creation.*

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



## PROPERTY HIGHLIGHTS



**RECENTLY  
RENOVATED (2024)**



**19 DOCKS**



**FULLY FENCED WITH  
TWO GUARD HOUSES**



**2 MILES  
FROM I-40**



**12 MILES FROM  
MEMPHIS  
INT'L AIRPORT**

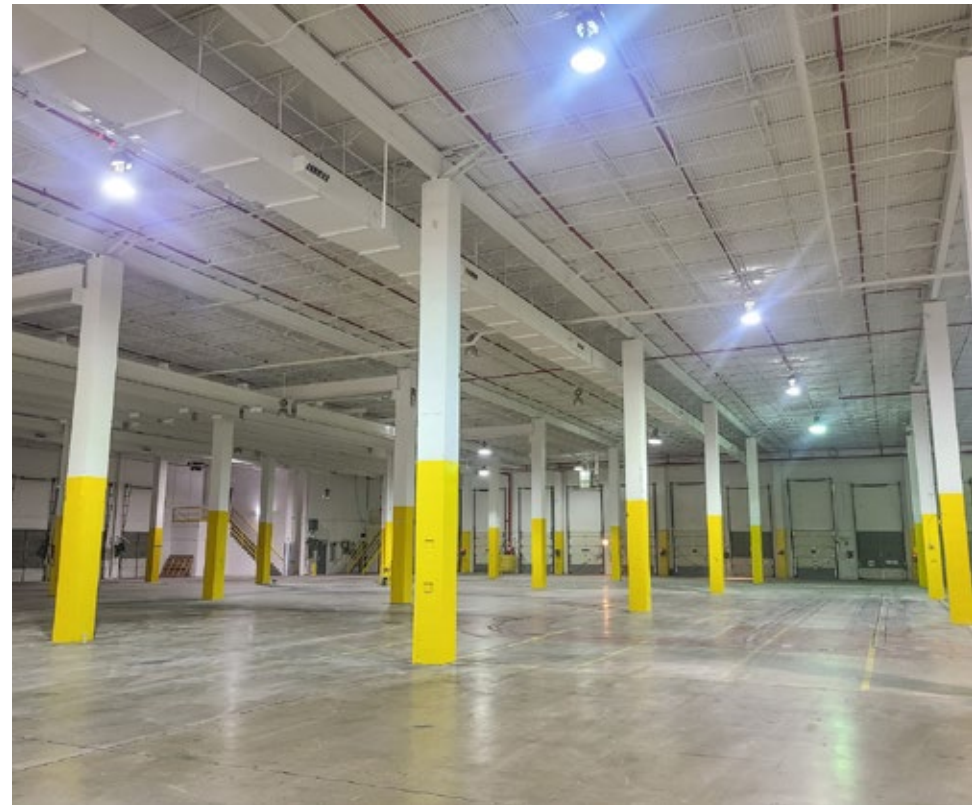


# PROPERTY DETAILS

3456 MEYERS ROAD | MEMPHIS, TN

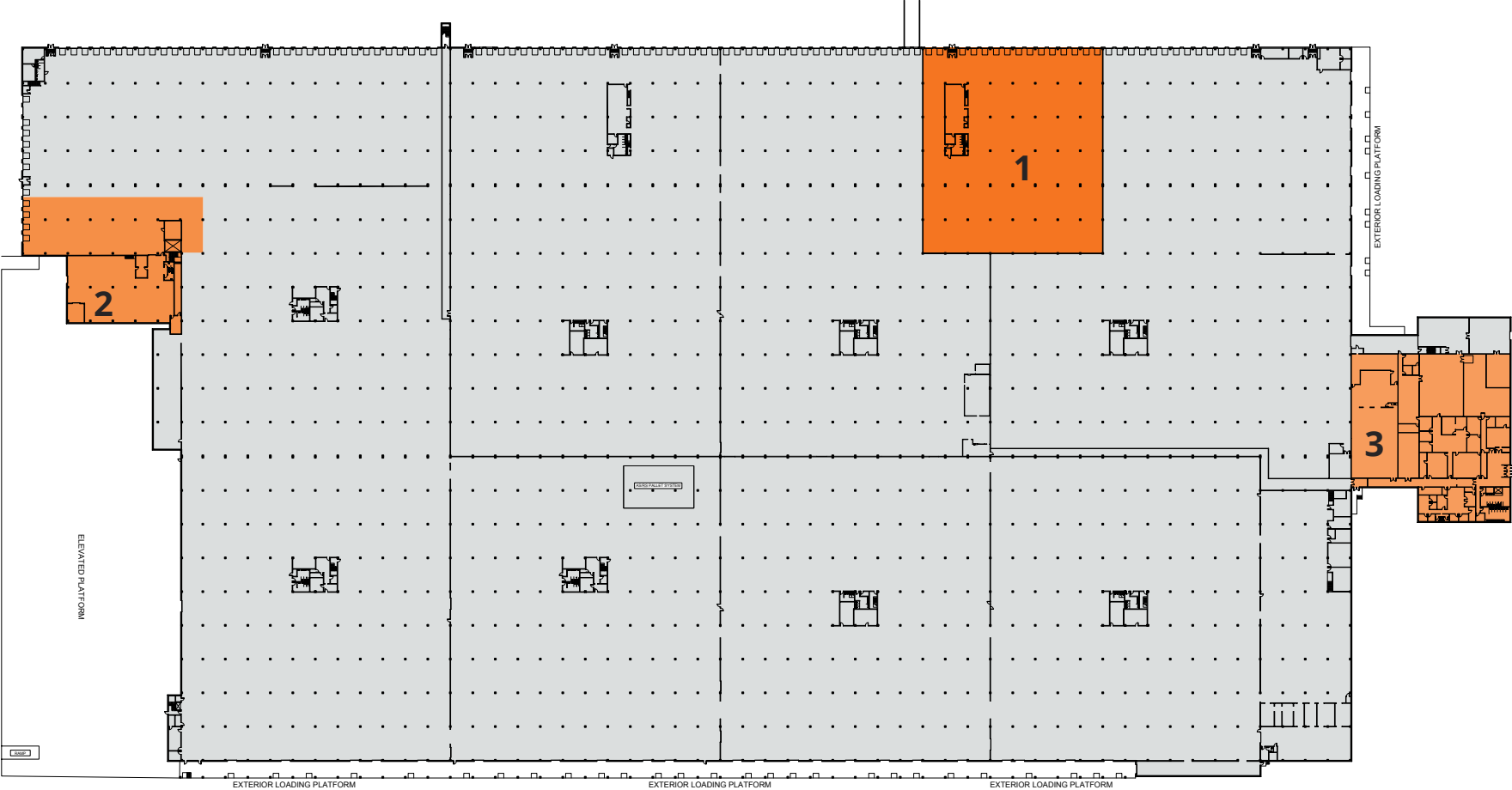
|                    |                                                            |
|--------------------|------------------------------------------------------------|
| AVAILABLE SPACE    | 424,357 SF                                                 |
| MINIMUM DIVISIBLE  | 20,867 SF                                                  |
| FLOORS             | 2                                                          |
| ELEVATORS          | 1 Passenger   1 Freight   1 Pallet Elevator                |
| DOCK DOORS         | 19                                                         |
| CLEAR HEIGHT       | 23' 6" - 31' 1"                                            |
| COLUMN WIDTH/DEPTH | 24' x 36'                                                  |
| ROOF               | EPDM, Replaced in 2024                                     |
| WALLS              | Masonry                                                    |
| FLOORS             | 6"+ Reinforced Concrete                                    |
| YEAR BUILT         | 1973 - 1982                                                |
| YEAR RENOVATED     | 2024                                                       |
| FIRE SUPPRESSION   | 100% Wet                                                   |
| LIGHTING           | LED                                                        |
| POWER              | Heavy                                                      |
| PARKING            | 246 Passenger Spaces   186 Trailer Spaces                  |
| LAND AREA          | 47.11 Acres                                                |
| ZONING             | IH: Heavy Industrial   EMP: Employment                     |
| PARCEL ID          | 043047-00011   083043-00012<br>083043-00009   083043-00010 |
| RAIL ACCESS        | Possible Rail Spur                                         |

[VIEW A VIDEO OF THIS PROPERTY](#)



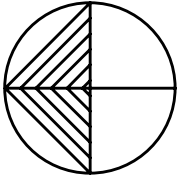
# FLOOR PLAN

3456 MEYERS ROAD | MEMPHIS, TN



FIRST FLOOR

| NUMBER | SPACE DESIGNATION | COLUMN SPACING | CLEAR HEIGHT | DOCKS | SQUARE FEET |
|--------|-------------------|----------------|--------------|-------|-------------|
| 1      | WAREHOUSE         | 24' x 36'      | 23' 6"       | 15    | 42,257 SF   |
| 2      | WAREHOUSE         | 24' x 36'      | 23' 6"       | 4     | 20,867 SF   |
| 3      | OFFICE            | N/A            | N/A          | N/A   | 27,859 SF   |
| TOTAL  |                   |                |              |       | 90,983 SF   |



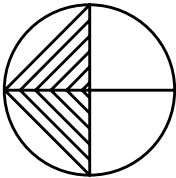
# FLOOR PLAN

3456 MEYERS ROAD | MEMPHIS, TN



## SECOND FLOOR

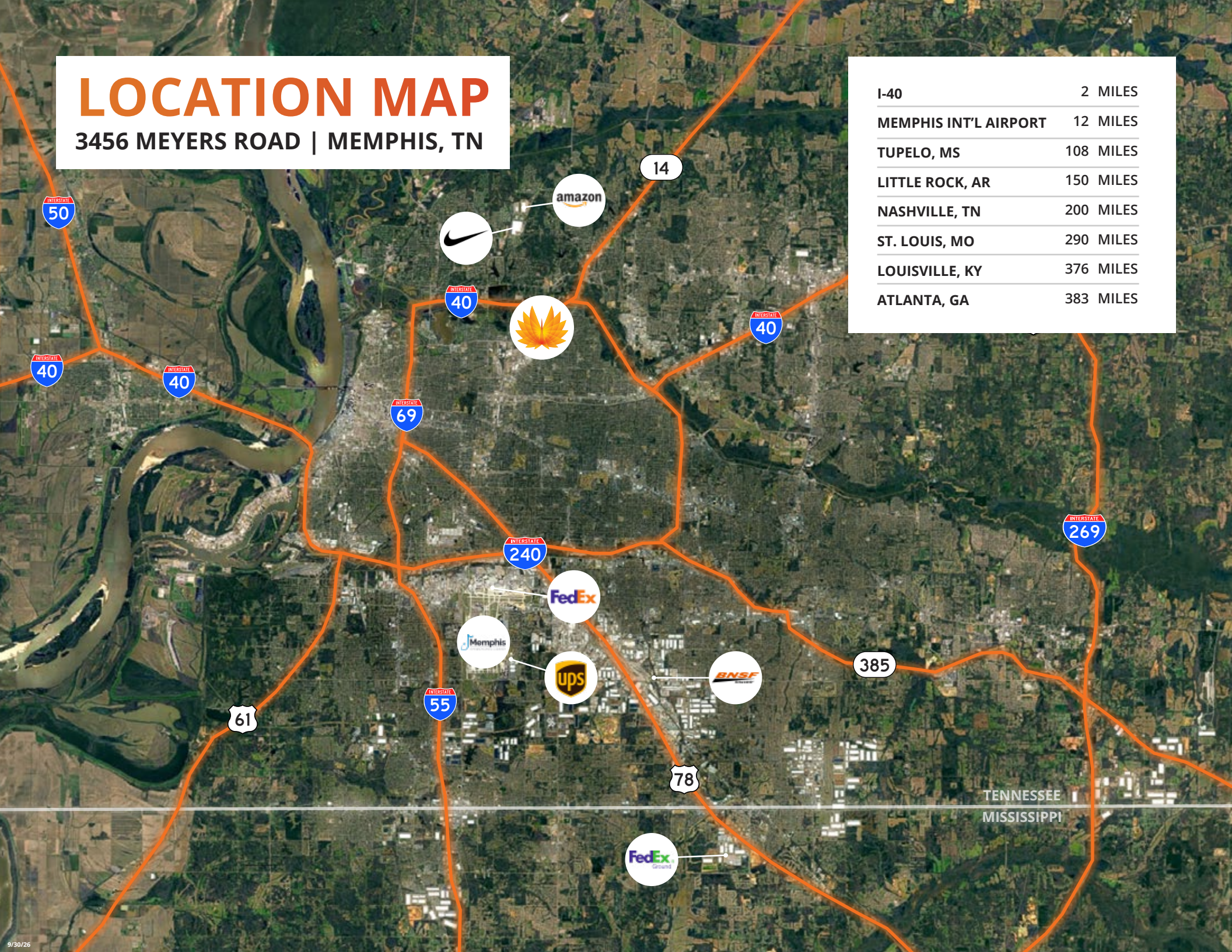
| NUMBER | SPACE DESIGNATION | SQUARE FEET |
|--------|-------------------|-------------|
| 1      | WAREHOUSE         | 311,534 SF  |
| 2      | OFFICE            | 21,840 SF   |
| TOTAL  |                   | 333, 374 SF |



# LOCATION MAP

3456 MEYERS ROAD | MEMPHIS, TN

|                       |           |
|-----------------------|-----------|
| I-40                  | 2 MILES   |
| MEMPHIS INT'L AIRPORT | 12 MILES  |
| TUPELO, MS            | 108 MILES |
| LITTLE ROCK, AR       | 150 MILES |
| NASHVILLE, TN         | 200 MILES |
| ST. LOUIS, MO         | 290 MILES |
| LOUISVILLE, KY        | 376 MILES |
| ATLANTA, GA           | 383 MILES |



TENNESSEE  
MISSISSIPPI