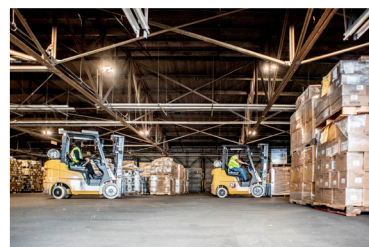




Truck Terminal FOR LEASE

185 W. McLemore Avenue | Memphis, TN 38106

75 Doors
112 Trailer Parks



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VIEW ONLINE

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TRUCK TERMINAL FOR LEASE

75 Doors • 112 Trailer Parks

Property Features

Overall Property Features

- 9.94± total acres
- 3 buildings totaling 64,240± SF
- Renovated in 2021-2022
- Within 15 miles of five Class 1 Railroads
- Direct access to I-55
- Easy access to I-40

A - Office Features

- 2,587± SF
- 3 stories (11,375± SF ea.) (34,125± SF total)
- New 60Mil TPO roof (warranty thru Sept. 2040)

B - Truck Terminal Features

- 31,850± SF terminal
- 75 dock doors with EOD's
- New dock levelers & bumpers
- New dry sprinkler system (2020)
- New 60Mil roof system (warranty thru Sept. 2020)
- New LED lights throughout
- 80' dock bldg. width
- 1 drive-up ramp

C - Shop Features

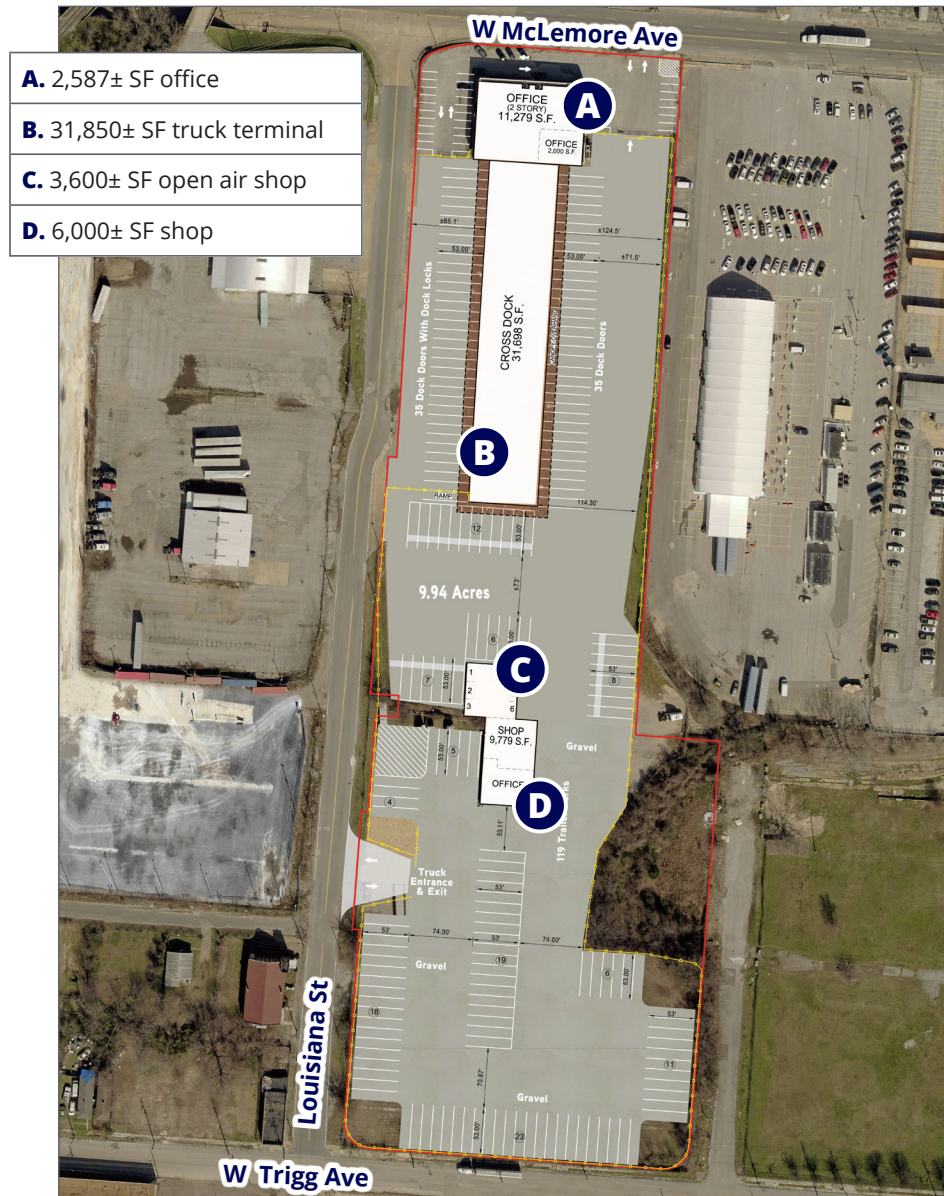
- 9,600± SF shop
- Six (6) drive-in doors

D - Shop Office

- 2,500± SF shop office
- 3,500± SF warehouse

Yard Features

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



TRUCK TERMINAL FOR LEASE

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Arkansas

185
W. McLemore
Avenue

Mississippi
River



**Downtown
Memphis**

ExxonMobil



Cooper
Air Freight Service, Inc.



HERSHEY'S



Apex
Products

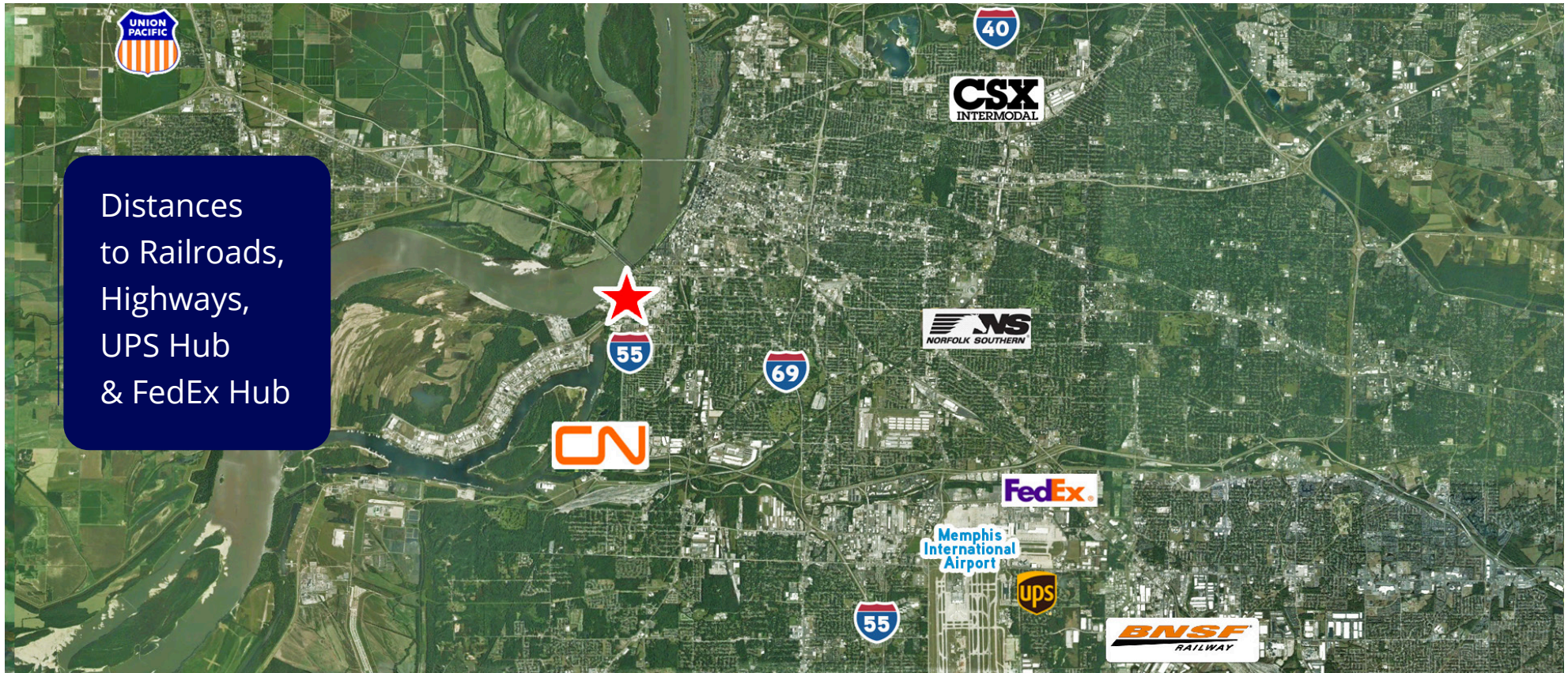


SCHNEIDER
NATIONAL



TRUCK TERMINAL FOR LEASE

75 Doors • 112 Trailer Parks



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 

6.4 miles to 

9.8 miles to  Memphis Int. Airport

9.7 miles to  World Hub

11.1 miles to  Hub

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