



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

**571,257 SF**  
**MEMPHIS, TN**

**ROBERT KRIEVALDT 920-915-9746 | ROBERT@PHOENIX3PL.COM**



**PHOENIX**  
**LOGISTICS**

*Strategic Real Estate. Applied Technology. Tailored Service.*

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



**RENOVATIONS  
UNDERWAY**



**218  
DOCKS**



**FULLY FENCED WITH  
TWO GUARD HOUSES**



**2 MILES  
FROM I-40**



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



**101,162 SF  
AVAILABLE  
JUNE 2023**



# PROPERTY DETAILS

3456 MEYERS ROAD | MEMPHIS, TN

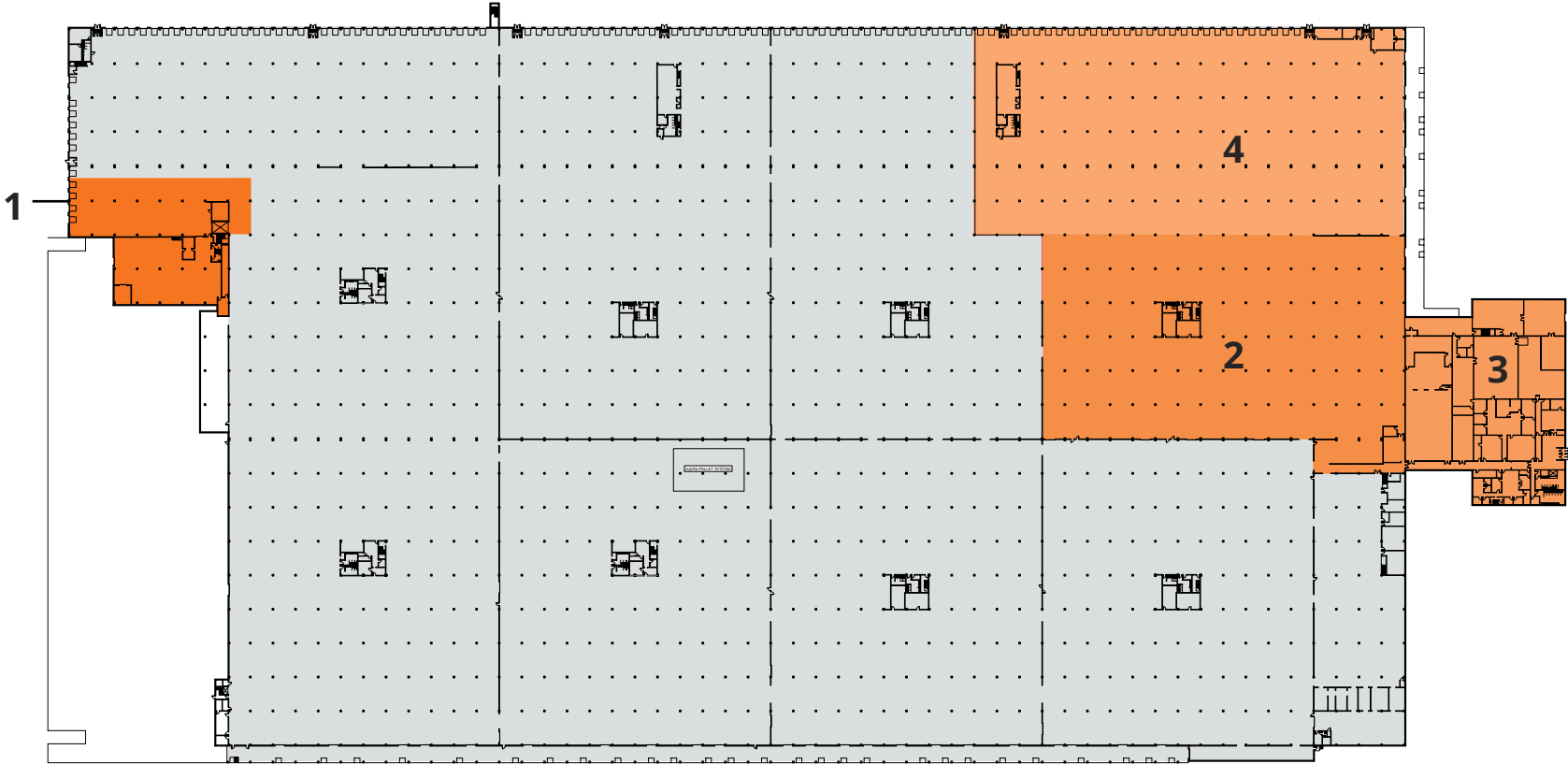
AVAILABLE SPACE	571,257 SF
MINIMUM DIVISIBLE	20,871 SF
FIRST FLOOR WH SPACE	204,638 SF
FIRST FLOOR OFFICE SPACE	33,245 SF
FLOORS	2
ELEVATORS	1 Passenger   1 Freight   1 Pallet Elevator
DOCK DOORS	218
CLEAR HEIGHT	23' 6" - 31' 1"
COLUMN WIDTH/DEPTH	24' x 36'
ROOF	EPDM/TPO
WALLS	Masonry
FLOORS	6"+ Reinforced Concrete
YEAR BUILT	1973-1982   Renovated 2020
FIRE SUPPRESSION	100% Wet
LIGHTING	LED Pending
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 083043-00009   083043-00010
RAIL ACCESS	Possible Rail Spur
<b>OPEX ESTIMATE</b>	<b>\$0.57/SF</b>





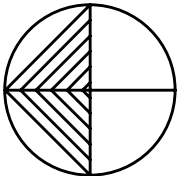
# FLOOR PLAN

3456 MEYERS ROAD | MEMPHIS, TN



NUMBER	SPACE DESIGNATION	COLUMN WIDTH	CLEAR HEIGHT	DOCKS	SQUARE FEET
1	AVAILABLE WAREHOUSE	24' x 36'	23' 6"	4	20,871 SF
2	AVAILABLE WAREHOUSE	24' x 6'	23' 6"	5	86,665 SF
3	AVAILABLE OFFICE	N/A	N/A	N/A	33,245 SF
4	AVAILABLE JUNE 2023	24' x 6'	23' 6"	N/A	101,162 SF
<b>TOTAL</b>					<b>242,113 SF</b>

## FIRST FLOOR



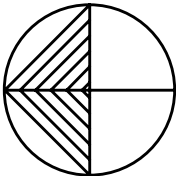
# FLOOR PLAN

3456 MEYERS ROAD | MEMPHIS, TN



NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE WAREHOUSE	311,534 SF
2	AVAILABLE OFFICE	21,840 SF
<b>TOTAL</b>		<b>333, 374 SF</b>

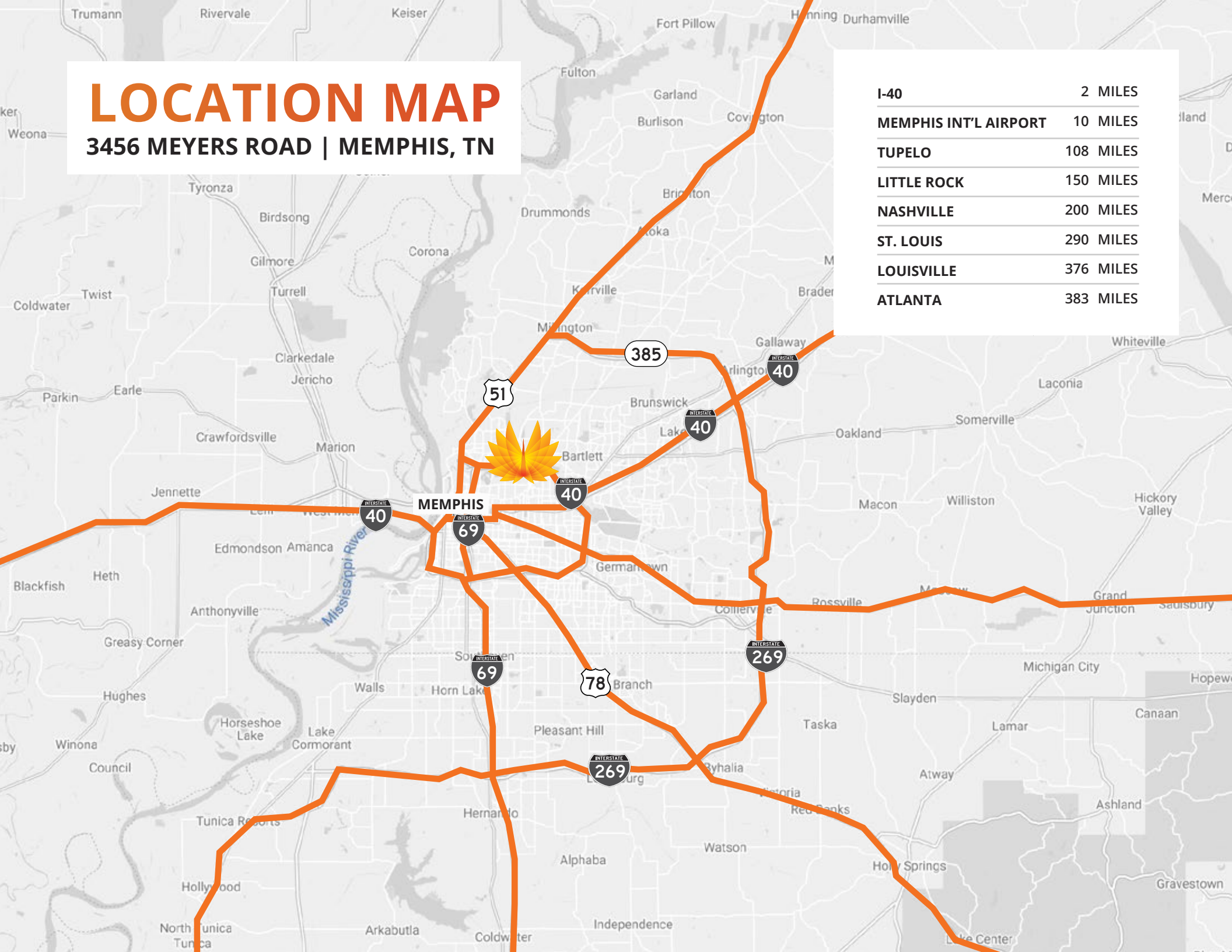
## SECOND FLOOR



# LOCATION MAP

3456 MEYERS ROAD | MEMPHIS, TN

I-40	2 MILES
MEMPHIS INT'L AIRPORT	10 MILES
TUPELO	108 MILES
LITTLE ROCK	150 MILES
NASHVILLE	200 MILES
ST. LOUIS	290 MILES
LOUISVILLE	376 MILES
ATLANTA	383 MILES







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

**571,257 SF**  
**MEMPHIS, TN**

**ROBERT KRIEWALDT 920-915-9746 | ROBERT@PHOENIX3PL.COM**



**PHOENIX**  
**LOGISTICS**

*Strategic Real Estate. Applied Technology. Tailored Service.*