

FULLY LEASED | **785,000 SF**
3231 PAUL R LOWRY RD | **MEMPHIS, TN**

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PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.



PROPERTY HIGHLIGHTS



**100% CLIMATE-
CONTROLLED**



**EASY ACCESS TO
INTERSTATE 55**



**ACROSS THE STREET
FROM CANADIAN
NATIONAL INTERMODAL
AND CSX**



PORT CAPABLE



BUILT IN 2013



**15 MW POWER
W/ ABILITY TO
ADD 50 MW +**



PROPERTY DETAILS

3231 PAUL R LOWRY RD | MEMPHIS, TN

PRODUCTION FLOOR 700,000 SF

Nine (9) Bays at 1,150 Feet in Length

OFFICE | KITCHEN | CAFE 85,000 SF

Full-service Kitchen with Appliances & Cooler

Large Cafe with Outdoor Seating Area with Furniture

Furnished Office

DOCK DOORS 61

DRIVE-IN DOORS 7

CLEAR HEIGHT Up to 40'

POWER

Immediately Available Power is 15 MW with the Ability to Expand to 50MW+ within 24 Months or Sooner

Excellent Power Distribution

PRODUCTION FEATURES

Cooling Tower with Platform Space to Expand

Compressed Air

100% Climate-Controlled

Chemical Storage Room

Inbound Water

Wastewater Treatment

Flat Floors

ESFR Fire Suppression

PARKING

949 Auto Spaces

142 Trailer Positions

LAND AREA 217.40 acres

ZONING I-H

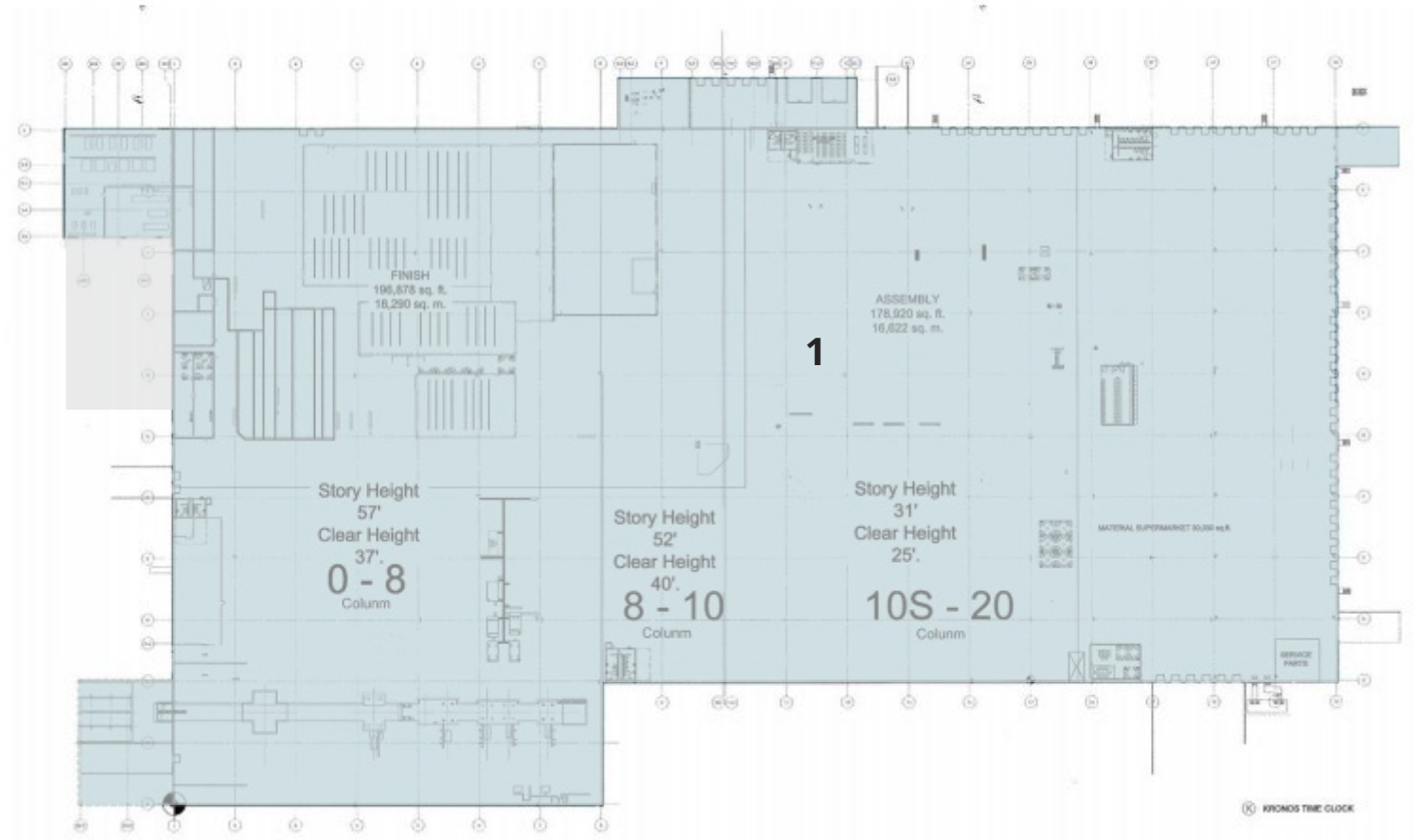
PARCEL ID 05-0101-0-0067

RAIL ACCESS Rail Capable



FLOOR PLAN

3231 PAUL R LOWRY RD | MEMPHIS, TN



NUMBER	SPACE DESIGNATION	SQUARE FEET
1	LEASED	785,000 SF
TOTAL		785,000 SF

LOCATION MAP

3231 PAUL R LOWRY RD | MEMPHIS, TN

I-240	10 MILES
I-40	15 MILES
MEMPHIS INT'L AIRPORT	14 MILES
TUPELO, MS	111 MILES
LITTLE ROCK, AR	145 MILES
NASHVILLE, TN	221 MILES
ST. LOUIS, MO	291 MILES
LOUISVILLE, KY	393 MILES
ATLANTA, GA	386 MILES

