



FOR LEASE
3456 MEYERS ROAD

424,357 SF
MEMPHIS, TN

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PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

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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**

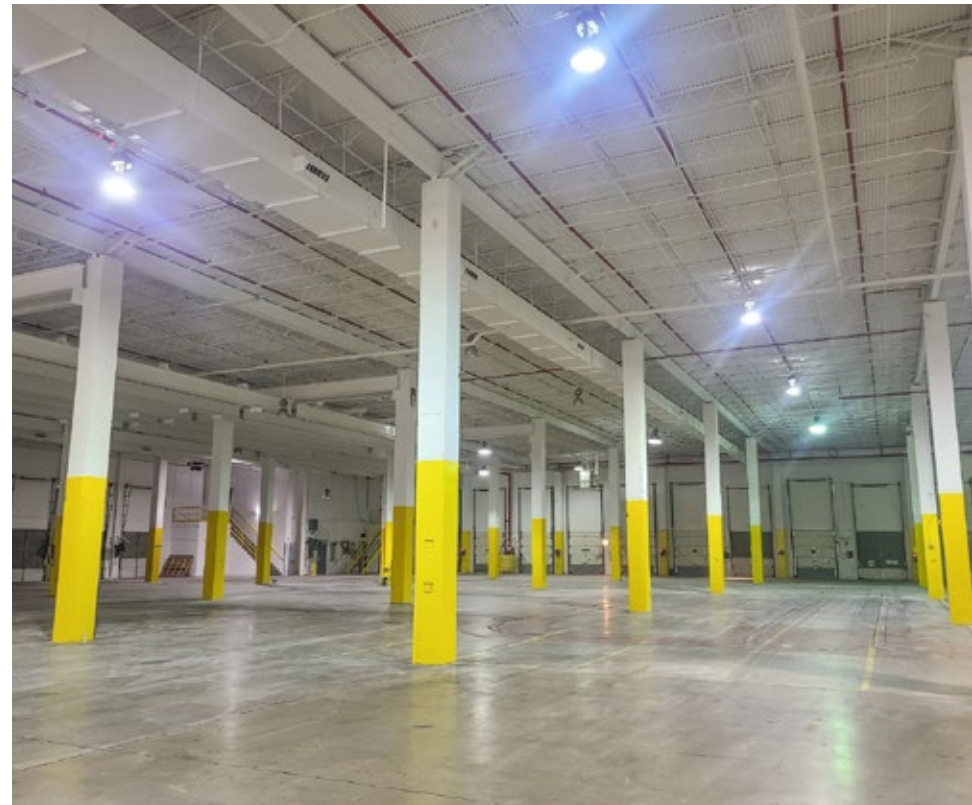


PROPERTY DETAILS

3456 MEYERS ROAD | MEMPHIS, TN

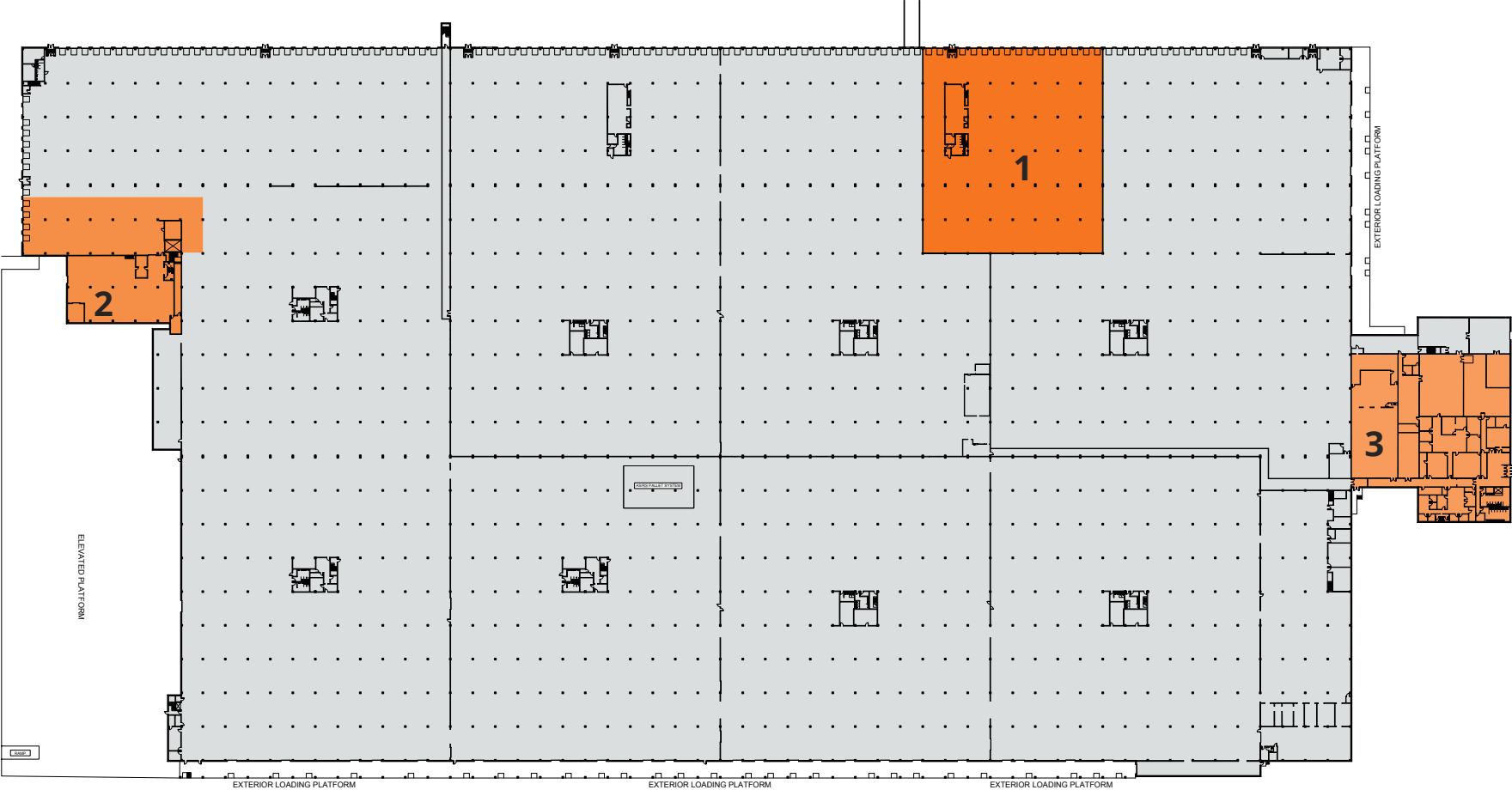
AVAILABLE SPACE	424,357 SF
MINIMUM DIVISIBLE	20,867 SF
FLOORS	2
ELEVATORS	1 Passenger 1 Freight 1 Pallet Elevator
DOCK DOORS	19
CLEAR HEIGHT	23' 6" - 31' 1"
COLUMN WIDTH/DEPTH	24' x 36'
ROOF	EPDM, Replaced in 2024
WALLS	Masonry
FLOORS	6"+ Reinforced Concrete
YEAR BUILT	1973 - 1982
YEAR RENOVATED	2024
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 083043-00009 083043-00010
RAIL ACCESS	Possible Rail Spur

[VIEW A VIDEO OF THIS PROPERTY](#)



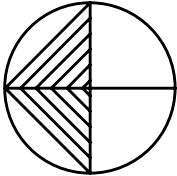
FLOOR PLAN

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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



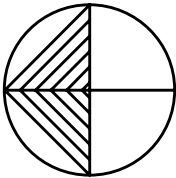
FLOOR PLAN

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SECOND FLOOR

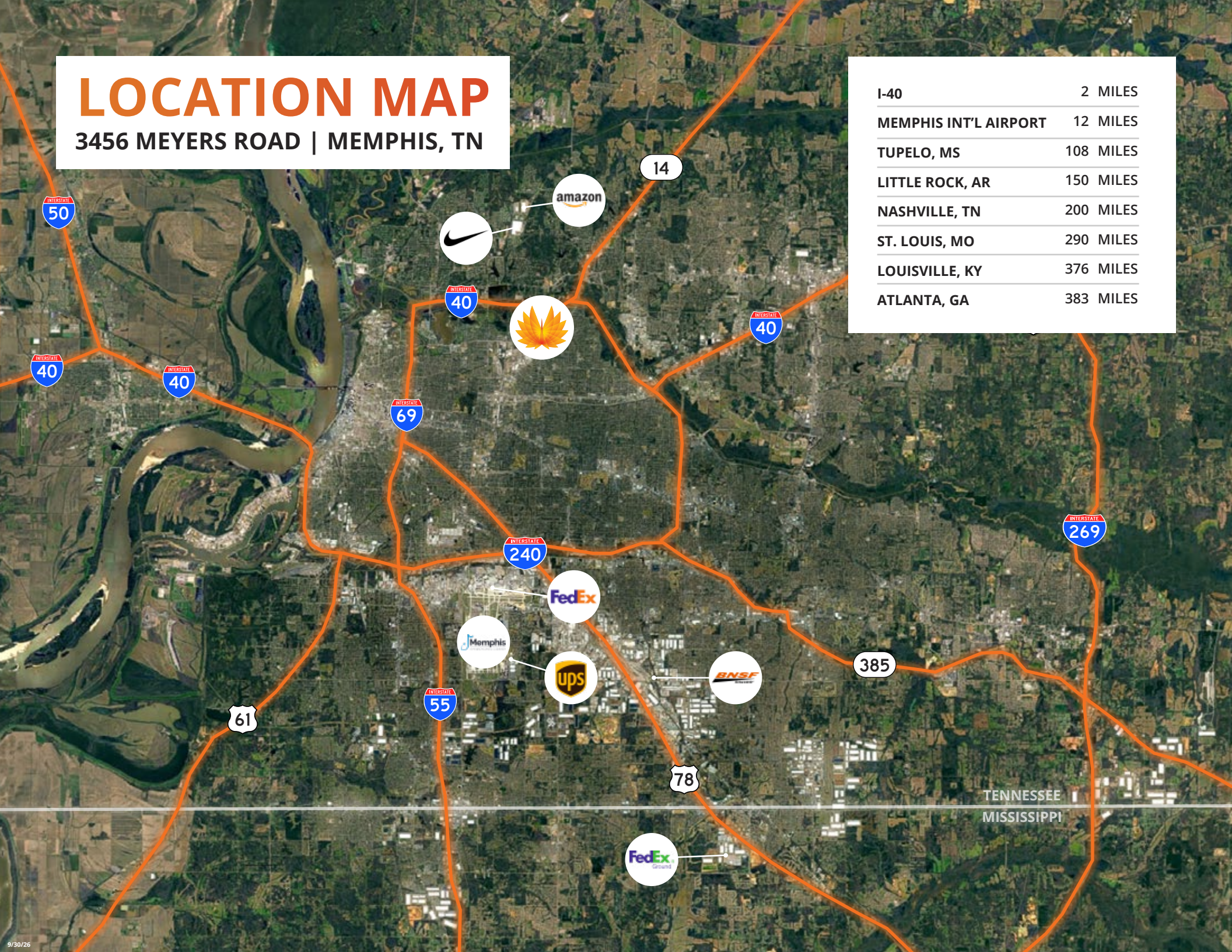
NUMBER	SPACE DESIGNATION	SQUARE FEET
1	WAREHOUSE	311,534 SF
2	OFFICE	21,840 SF
TOTAL		333, 374 SF



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



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