

INDUSTRIAL SPACE FOR SALE



**For Sale-
162,500 SF on a 9.96 Acre Site Available**

Property Highlights

- 3,515 SF office
- 28,500 SF section with 75' high canopy with a crane attached to the building
- Main warehouse area has 22' clear height with a 20,750 SF central portion with 42' clear height
- Exterior loading docks with 14 trailer positions
- 7 roll-up doors serve the exterior dock
- 4 dock doors on south corner
- Active CN Rail with two spurs to the building
- Harbor access: property includes a river dock and was designed as a barge handling facility
- 62,500 SF built in 1982 with 100,000 SF addition in 1992



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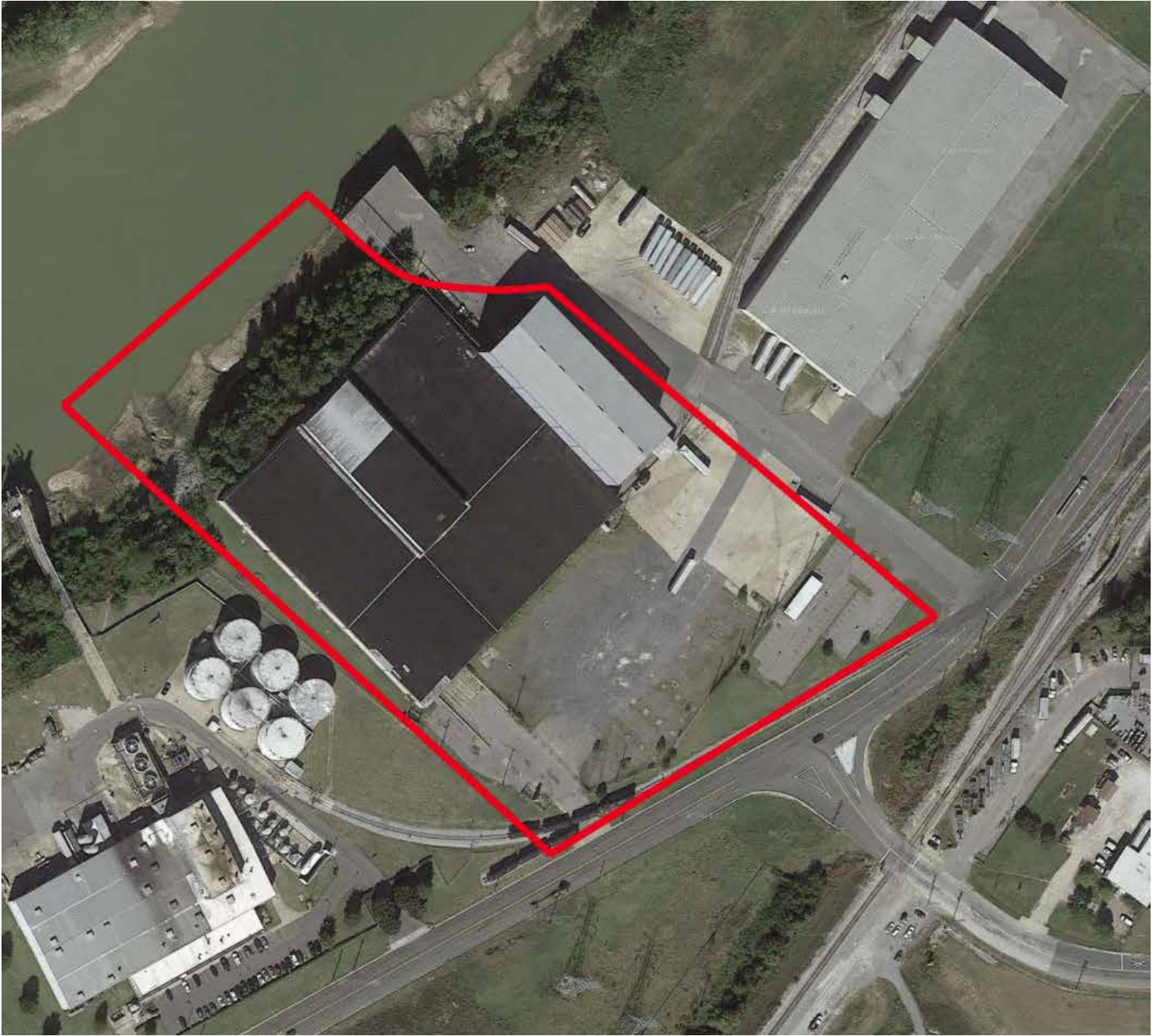


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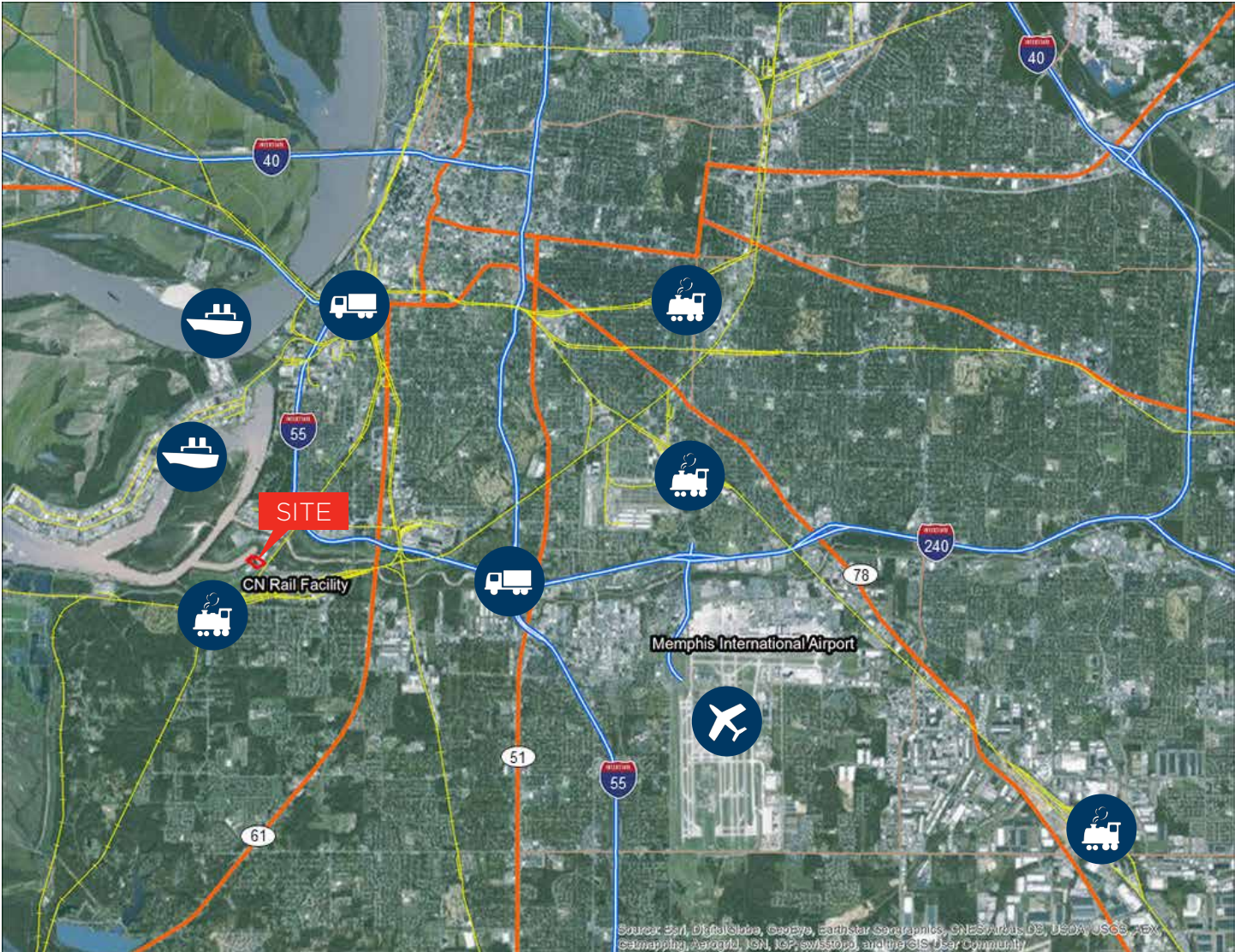
FOR SALE

2725 Riverport Road
Memphis, TN



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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroMap, GeoEye, IGN, IGN, swisstopo, and the GIS User Community

QUADRAMODAL ACCESS



Airport Access



Highway Access



Rail Access



River Access

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