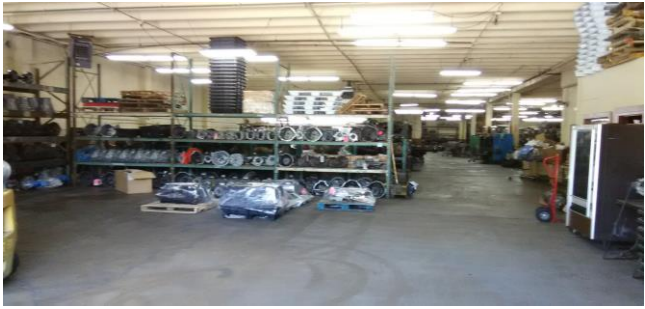


AVAILABLE
25,668 Sq. Ft. - DOWNTOWN
(FOUR BLOCKS TO MEMPHIS COURT HOUSE)



554 Adams St. Memphis, TN 38103



Building Features

Building size: 25,668 Sq. Ft.
 Office: 2,575 Sq. Ft.
 Warehouse: 23,093 Sq. Ft.
 Land: .67 Acres
 Doors: 1 Ramp 12'x10.5'
 2 Docks 12'x10.5; 14'x14'
 Partial Dock 12' x 10.5'
 Electricity: 3Phase; 208V- 400Amps
 Repair Area: 1,053 Sq. Ft.; (100% HVAC)
 Warehouse Lighting: Fluorescent
 Column Spacing: 25' x 40'

Zoned: Commercial
 R.E. Taxes: 2018 City & County: \$8,574

Miscellaneous

-Roof Designed for Vertical Construction
 -Condo or Office Potential
 -Five minutes to FedEx Forum or City Hall
 -Corner lot fronting on Adams,
 Washington, & Dunlap Streets
 -Exterior Boom Sign: 10' x 10'

Memphis Commercial & Industrial *Exclusive Agent*

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 Memphis, TN 38118
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 Cell 901-415-9812
 Fax 901-375-9689