

16.46 ACRES FOR SALE IOS • TRUCK TERMINAL • REDEVELOPMENT OPPORTUNITY



Property Highlights

- 16.46 Acres – Fully Fenced Site
- CMU-3 Zoning
- **Existing Building has to be Demolished**
- Three Existing Curb Cuts
- Immediate Access to I-240
- Approximately 4 Minutes to Memphis International Airport
- Approximately 45,000 Daily Freight Vehicles pass on I-240
- Approximately 140,000 Vehicles Per Day on I-240
- Within 5–25 Minutes of Four Major Rail Yards
- Two Signalized Access Points on Lamar Avenue Near UPS and FedEx Hub Operations
- Benefits from the \$270 Million Lamar Corridor Improvement Project

Property Information

Address:	3120 Lamar Ave, Memphis, TN 38114
Site Size:	16.46 Acres
Zoning:	CMU-3
Condition:	Fully Fenced
Access:	3 Curb Cuts
Traffic Control:	2 Signalized Entrances

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& Industrial

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Location Advantages

- Strategic Southeast Memphis logistics location
- Excellent interstate, rail, and air cargo connectivity
- Strong industrial and distribution user base
- Ideal for IOS, truck terminal, or redevelopment

