INDUSTRIAL STORAGE BROKERS



INDUSTRIAL PROPERTY FOR SALE

1833 TITUS RD

MEMPHIS, TN 38111

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MEET THE TEAM

MEMPHIS, TN 38111



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INDUSTRIAL STORAGE BROKERS

SECTION 1

SALE LEASEBACK INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

MEMPHIS, TN 38111



1833 TITUS RD HIGHLIGHTS

We are pleased to offer the exclusive opportunity to acquire a 47,412 SF industrial property at 1833 Titus Rd in Memphis, TN. Structured as a sale-leaseback with a proven operator, the asset is secured by an Absolute Triple Net (NNN) lease. Located in a prime Memphis market, it provides investors with stable, long-term income backed by a strong tenant in a high-demand industrial hub.

SALE-LEASEBACK TERMS

- Lease Structure: Sale-Leaseback
- Initial Term: 3 years
- Option: One (1) year renewal option
- Rent: $3,500 per acre
- Total Annual Rent: $268,800
- Cap Rate: 7.75%

OFFERING SUMMARY	
Sale Price:	**$3,468,000**
NOI:	$268,800
Price/Acre:	$541,935

BUILDING INFORMATION	
Street Address	1833 Titus Rd
City, State, Zip:	Memphis, TN 38111
County:	Shelby
Building Size:	47,412 SF
Lot Size:	6.5 Acres
Year Built:	1984

INVESTMENT HIGHLIGHTS

MEMPHIS, TN 38111



PROPERTY HIGHLIGHTS

- 1833 Titus Rd – ±47,412 SF industrial facility offered as a sale-leaseback, secured by an Absolute Triple Net (NNN) lease, providing stable, long-term passive income.
- Buildings & Use: Front building (~26,000 SF) includes 12–14,000 SF office and mechanic shop; two additional buildings are warehouse only.
- Specs & Zoning: Door heights – 22' (front & middle), 14' (third); Zoning – CMU-3 Commercial Mixed Use.
- Lease Structure: Sale-leaseback with an Absolute Triple Net (NNN) lease, providing stable, long-term passive income.
- Established Tenant: Long-term operator with proven performance in the Memphis market.
- Strategic Location: Situated in a key industrial corridor with excellent access to major highways, rail, and port facilities.
- High-Demand Market: Memphis is a major U.S. logistics hub, home to FedEx headquarters and a strong manufacturing and distribution base.
- Proximity to Major Logistics Infrastructure: Within 10 minutes of Memphis International Airport and major distribution hubs, offering access to one of the busiest cargo airports in the world.
- Industrial Market Strength: Memphis industrial vacancy remains among the lowest in the region, driven by strong tenant demand and limited new supply in in-fill locations.
- Multiple Exit Strategies: Opportunity for long-term hold, redevelopment, or future assemblage with surrounding parcels to maximize site value.

INDUSTRIAL STORAGE BROKERS

SECTION 2

LEASE ABSTRACT / TENANT PROFILE

LEASE SUMMARY

MEMPHIS, TN 38111



LEASE ABSTRACT

Tenant:	Woodland Tree
Premises:	47,412 SF
Base Rent:	$268,800
Rent Per Acre:	$3,500
Lease Commencement:	COE
Lease Terms:	3-Year Term
Renewal Options:	1-Year Option
Rent Increases:	TBD
Lease Type:	Absolute Triple Net (NNN)
Use:	Industrial Outdoor Storage
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof Structure:	Tenant's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right of First Refusal:	No
Guarantor:	Corporate

TENANT PROFILE

MEMPHIS, TN 38111

WOODLAND TREE SERVICE SM



TENANT OVERIVEW

Company:	Private
Founded:	2003
Headquarters:	Memphis, TN

WOODLAND TREE SERVICE

Woodland Tree Service, LLC, founded in 2003 by Terran S. Arwood, is a trusted, locally owned tree care provider based in Memphis. Licensed and fully insured, the company offers everything from trimming and removal to stump grinding, landscaping, and drainage solutions. As the Mid-South's largest firewood supplier, they've built a reputation for smart eco-practices and innovative re-use of timber—leveraging an iDRY kiln to produce kiln-dried wood, live-edge slabs, and premium custom millwork. With a dedicated team of around 50 in tree services and additional staff for wood products, Woodland stands out for its reliability, environmental ethos, and strong ties to local builders, restaurants, and designers.

INDUSTRIAL STORAGE BROKERS

SECTION 3

PROPERTY INFORMATION

PROPERTY IMAGES

MEMPHIS, TN 38111





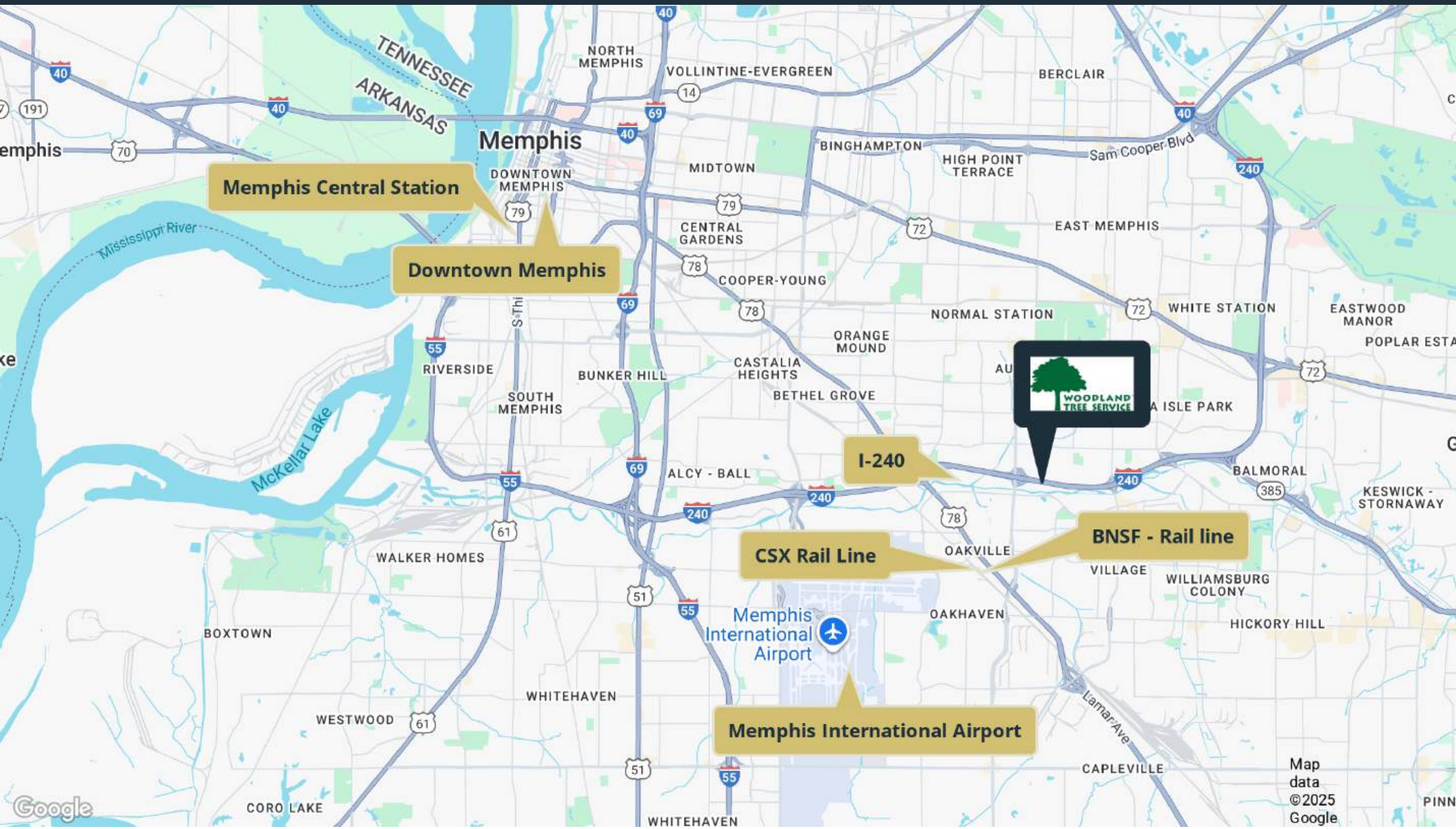






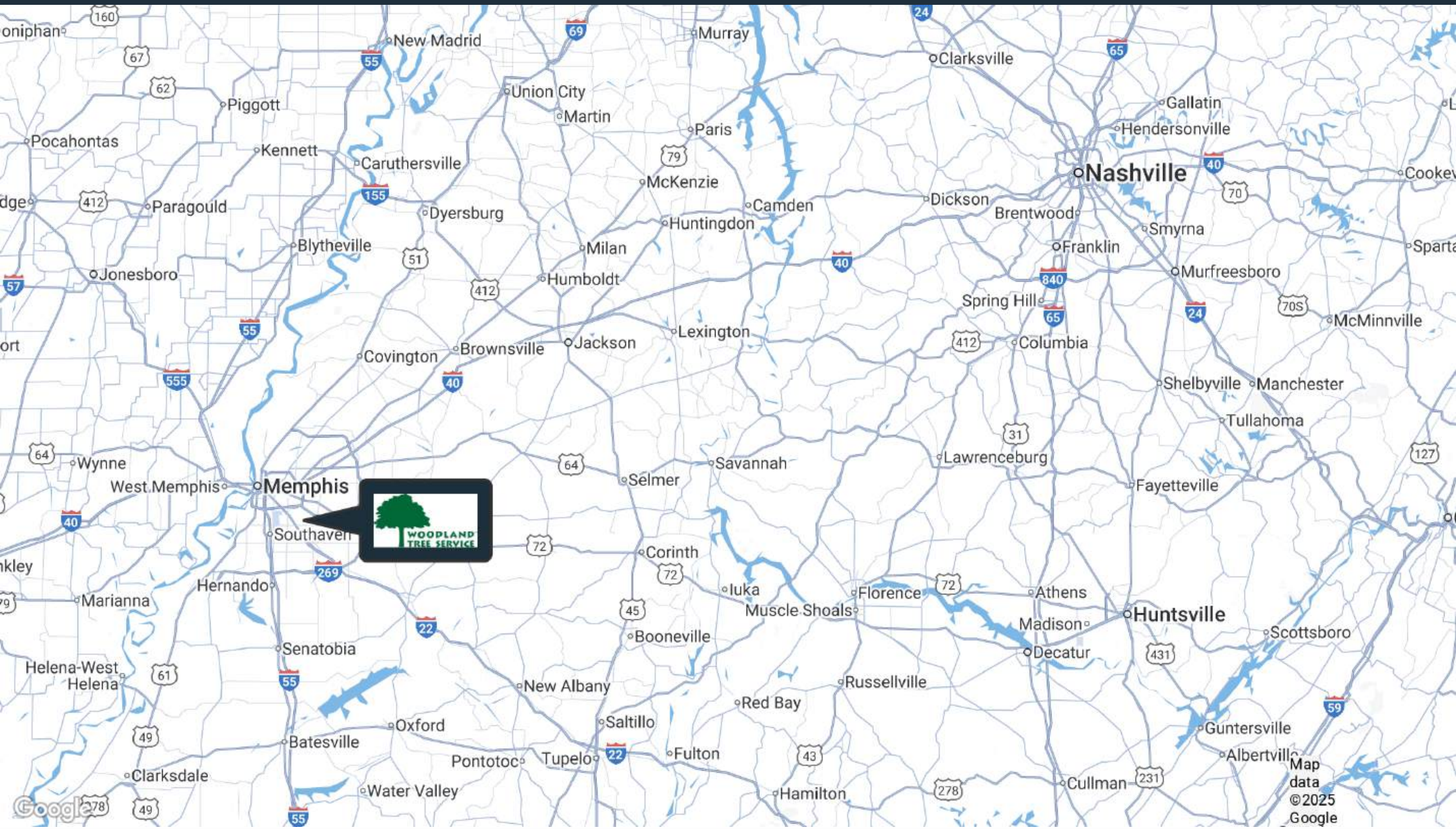
LOCATION MAP

MEMPHIS, TN 38111



AERIAL MAP

MEMPHIS, TN 38111



INDUSTRIAL STORAGE BROKERS

SECTION 4

INVESTMENT OVERVIEW - 3995 MALLORY AVE

3995 MALLORY AVE

MEMPHIS, TN 38111



PROPERTY OVERVIEW

3995 Mallory Ave – Prime residential lot directly adjacent to 1833 Titus Rd in Memphis, TN. Zoned RU-3, this parcel offers flexibility for higher-density residential development, expansion, or resale. Available individually or together with 1833 Titus Rd, it provides a strategic investment opportunity in a growing Memphis market with convenient access to major roadways and local amenities.

OFFERING SUMMARY	
Sale Price:	$531,000
Price/Acre:	$424,800

BUILDING INFORMATION	
Street Address:	3995 Mallory Ave
City, State, Zip:	Memphis, TN 38111
County:	Shelby
Lot Size:	1.25 Acres

INDUSTRIAL STORAGE BROKERS

SECTION 5

AREA OVERVIEW

CITY OVERVIEW

MEMPHIS, TN 38111





MEMPHIS, TN

The City of Memphis, located along the banks of the Mississippi River in southwestern Tennessee, is the second-largest city in the state and a key hub in the Mid-South region. With a population of approximately 607,600 residents and a metropolitan area nearing 1.2 million people, Memphis plays a vital role in the region's economy, culture, and transportation network. Its strategic location has historically made it a center for trade, shipping, and logistics, and today it remains one of the most important freight and distribution hubs in the United States. The city is home to Memphis International Airport, one of the busiest cargo airports in the world, and the headquarters for FedEx, AutoZone, and International Paper.

The city's economy is diverse, with strengths in transportation, healthcare, manufacturing, education, and tourism. Major employers such as St. Jude Children's Research Hospital, Methodist Le Bonheur Healthcare, and the University of Tennessee Health Science Center contribute to the city's position as a leader in medical research and innovation. Memphis's cost of living is lower than the national average, attracting both families and businesses. The city's role as a logistics powerhouse is supported by its extensive network of highways, railways, and river access, making it an attractive location for companies looking to expand their distribution and supply chain operations.

Memphis is also a city with a rich cultural and historical heritage. Known as the "Home of the Blues" and the birthplace of rock 'n' roll, it has been the creative home for legendary musicians such as Elvis Presley, B.B. King, and Johnny Cash. Visitors from around the world come to explore landmarks like Graceland, Beale Street, and Sun Studio. The city hosts major annual events such as Memphis in May and the Beale Street Music Festival, drawing crowds for music, food, and celebration. Beyond its musical roots, Memphis offers world-class museums, lush parks such as Shelby Farms, and a renowned culinary scene anchored by its famous Memphis-style barbecue. Together, these qualities make Memphis a vibrant and enduringly appealing place to live, work, and visit.

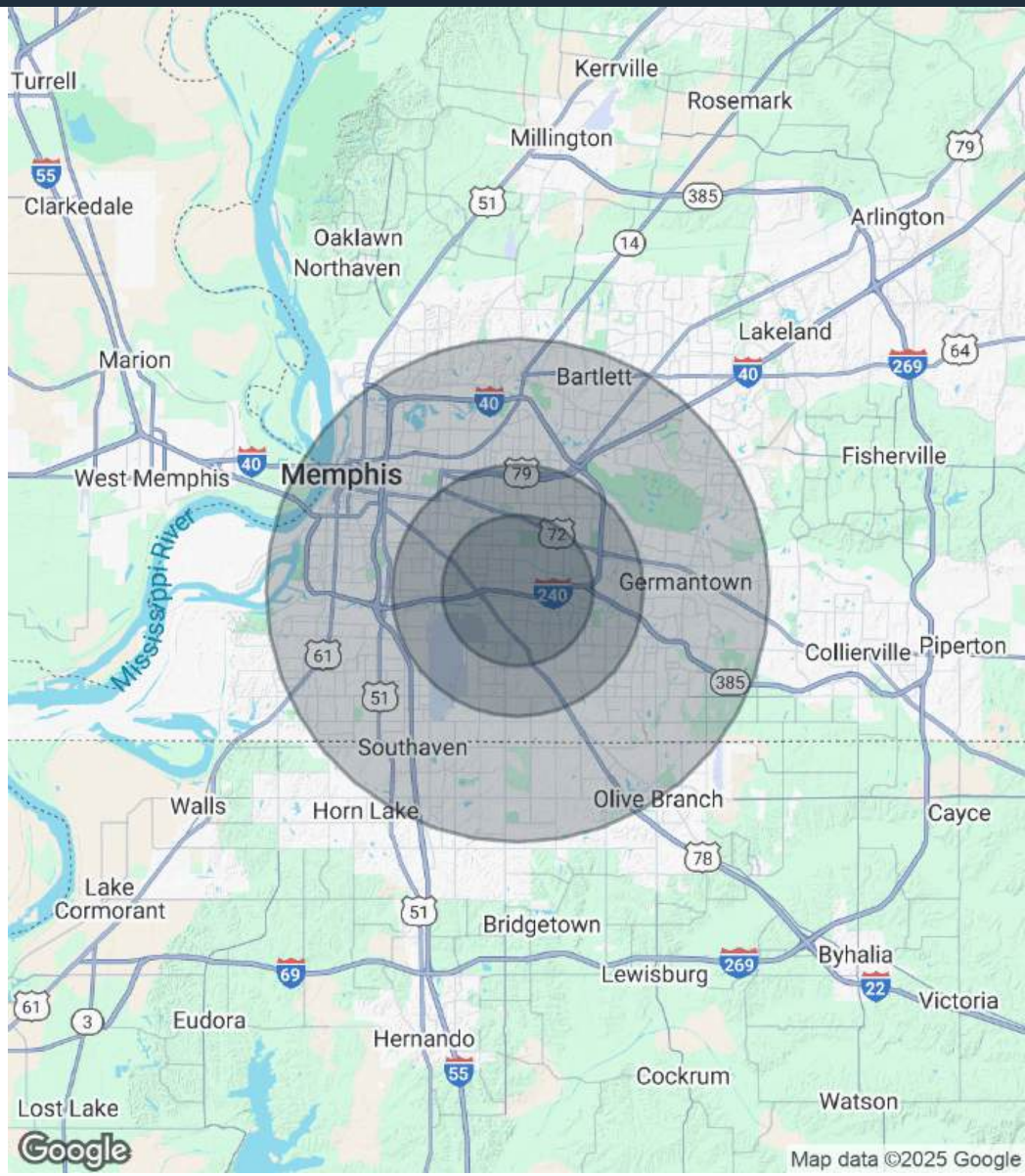
DEMOGRAPHICS MAP & REPORT

MEMPHIS, TN 38111

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	88,382	206,535	695,593
Average Age	37	38	39
Average Age (Male)	35	36	37
Average Age (Female)	38	39	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	35,511	85,545	282,824
# of Persons per HH	2.5	2.4	2.5
Average HH Income	$61,994	$75,811	$82,007
Average House Value	$205,576	$262,344	$260,775

Demographics data derived from AlphaMap



LISTING AGENTS

MEMPHIS, TN 38111



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