INDUSTRIAL STORAGE BROKERS

FOR SALE

18.33 Acres of Paved Industrial Land

2546 FRISCO AVENUE / MEMPHIS, TN 38114 / 18.33 ACRES / LI ZONING PENDING





PRICE	LOT SIZE	SURFACE	ZONING	OPPORTUNITY ZONE
$1,750,000	**18.33 Acres**	**Paved Concrete**	**LI (Pending)**	**Yes**

18.33 acres of paved industrial land on Frisco Avenue in the Memphis Southeast submarket, about 1.8 miles north of the I-240 and Airways Boulevard interchange and 3 miles from Memphis International Airport and the FedEx World Hub.

The concrete site can run truck and trailer parking, a drop yard or outdoor storage now. The 2020 survey test fit shows room for a 250,080 SF building later. The owners are in the process of enrolling the property into TDEC's Brownfield program.

PROPERTY HIGHLIGHTS

- Paved concrete site, fenced perimeter
- Two access points, Frisco Avenue and Labelle Street
- Proposed LI zoning permits outdoor storage yards by right
- Truck parking, drop yard or outdoor storage today
- Test fit for a 250,080 SF rear load warehouse
- 0.8 miles to I-240, 2.9 miles to I-55
- 3 miles to the FedEx World Hub
- 6 miles to the BNSF intermodal yard
- A future 1M SF distribution center planned nearby, by TPA
- Memphis industrial vacancy at 5.4 percent, Q3 2026

IN ASSOCIATION WITH SCOTT REID & PARASELL, INC. | A LICENSED TENNESSEE BROKER #264531

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All information contained herein is from sources deemed reliable but is not guaranteed and is subject to change, prior sale, or withdrawal without notice. Prospective purchasers and tenants should independently verify all measurements, zoning, permitted uses and property conditions. Industrial Storage Brokers makes no representation or warranty as to the accuracy of this information.

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Contact us to tour the property