

# 2500 Frisco Avenue

INDUSTRIAL WAREHOUSE  
FOR SALE



"Ideal Cotton Storage Opportunity."

2500 Frisco Avenue  
Memphis, TN 38114  
County: Shelby



## DETAILS

2500 Frisco Avenue is located in the Southeast Industrial Sector of Memphis, the largest of Memphis' five recognized sectors. Only one and one-half miles north of the I-240 and Airways Boulevard interchange, its location allows ready access to metro Memphis. Access via Lamar Avenue to 2500 Frisco Avenue also provides a direct route to I-240, I-40 and I-55, in essence all of Memphis' primary interstate highways. The primary entrance to the property has gated access, with capability for a manned security station to monitor right of entry and the grounds through camera surveillance.

## PROJECT

- Parcel A - 18.312 +/- acres; zoned for uses permitted by Industrial (I-L) District
- Parcel B - 2.448 +/- acre vacant lot; zoned for uses permitted by Residential (RD) District
- Constructed in 1953 with expansions in 1956, 1964, & 1978
- 343,900 usable square feet
- Brick and block construction; Pioneer Building - metal construction
- Consistent clear height is 16'2"
- 30' x 50' Column Spacing
- 19 standard loading docks with 10' x 10' dock doors
- One 25' x 25' roll-up door with overhead crane
- One interior 25' x 25' roll-up door with drive-in loading dock to accommodate two 53' trailers
- 300 Amp, 480 Volt 3-phase Delta system
- Sprinkler system with 1366 gpm capacity in warehouse and office areas
- Approx. 488 +/- parking spaces
- Roof consists of rubber membrane system

## FOR MORE INFORMATION

Contact

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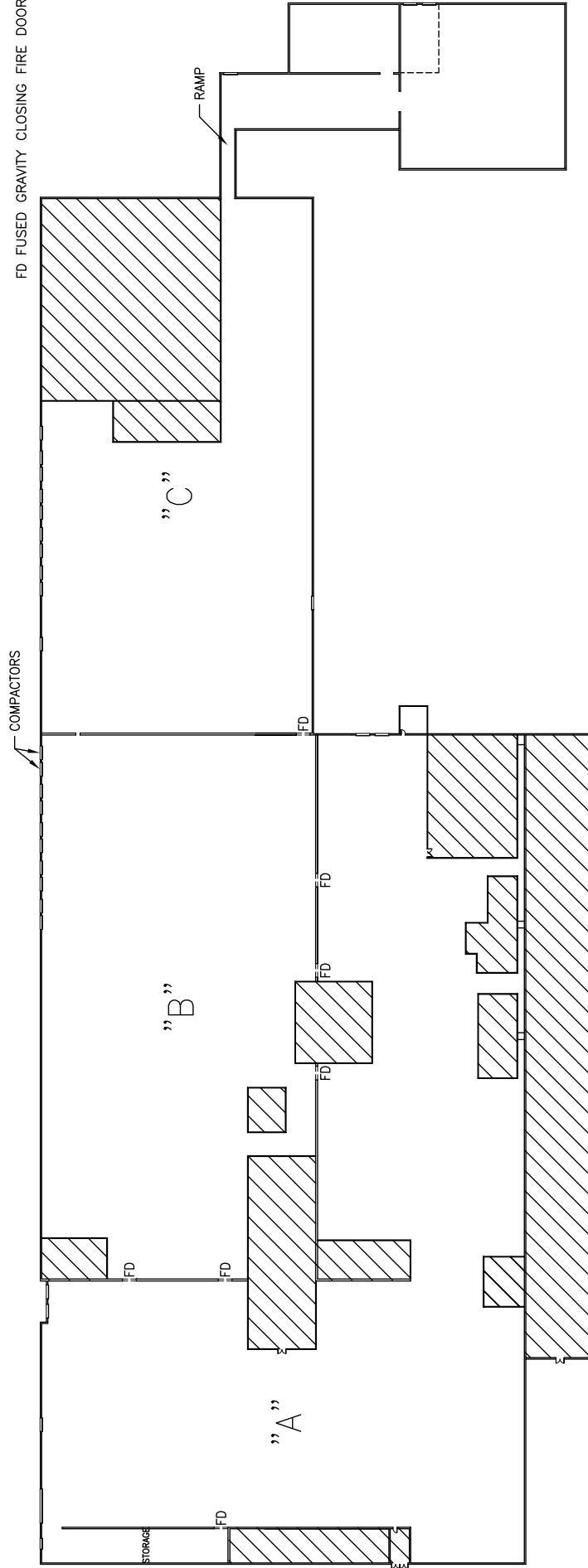
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WAREHOUSE AREA "A": 112,372  
WAREHOUSE AREA "B": 72,286  
WAREHOUSE AREA "C": 79,875

264,533 WAREHOUSE U.S.F.  
79,367 NON WAREHOUSE/OFFICE U.S.F.  
343,900 TOTAL U.S.F.

 NON WAREHOUSE/OFFICE SPACE  
FD FUSED GRAVITY CLOSING FIRE DOOR



 **1 FLOOR PLAN**  
SCALE: NOT TO SCALE

LAYOUT FOR:  
**2500 FRISCO AVENUE**  
MEMPHIS, TENNESSEE  
COMMERCIAL ADVISORS

PROJECT NO. 08234  
DATE 7/30/08  
DRAWN BY BDT  
**BD**

**THE CRUMP FIRM, INC.**  
ARCHITECTS-PLANNERS  
INTERIOR DESIGNERS  
MEMPHIS, TENNESSEE  
(901) 525-7744 FAX (901) 525-8816



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