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Accelerating success.



Industrial Outdoor Storage (IOS)

4727 Pleasant Run Rd. | Memphis, TN

Concrete & Compacted
Gravel Lot



3 Minutes to BNSF



Gated Electric Fence



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Industrial Outdoor Storage

Property Features

Total lot - 23.466± AC

- Improved area: 12.723± AC
- Adjacent to BNSF Rail Intermodal
- Gated electric fence & site partially lit
- Parcel A - concrete & compacted gravel
- 3 parcels total
- Parcels B & C can be used for expansion

5 Bay Shop - 10,673± SF

- 4 drive-thru bays
- 1 wash bay with floor drains
- 3 of the bays are air conditioned
- All bays have roll-up doors
- Bays have restroom access

Office Area - 2,500± SF

- Newly-appointed
- 4 private offices
- Bullpen area
- Breakroom
- Office restrooms
- Separate restrooms for drivers



Parcels

Parcel A
12.723± SF

Parcel B
2.943± SF

Parcel C
7.800± SF

*Parcels B & C
can be used
for expansion*

Industrial Outdoor Storage



Parcel A Site Plan

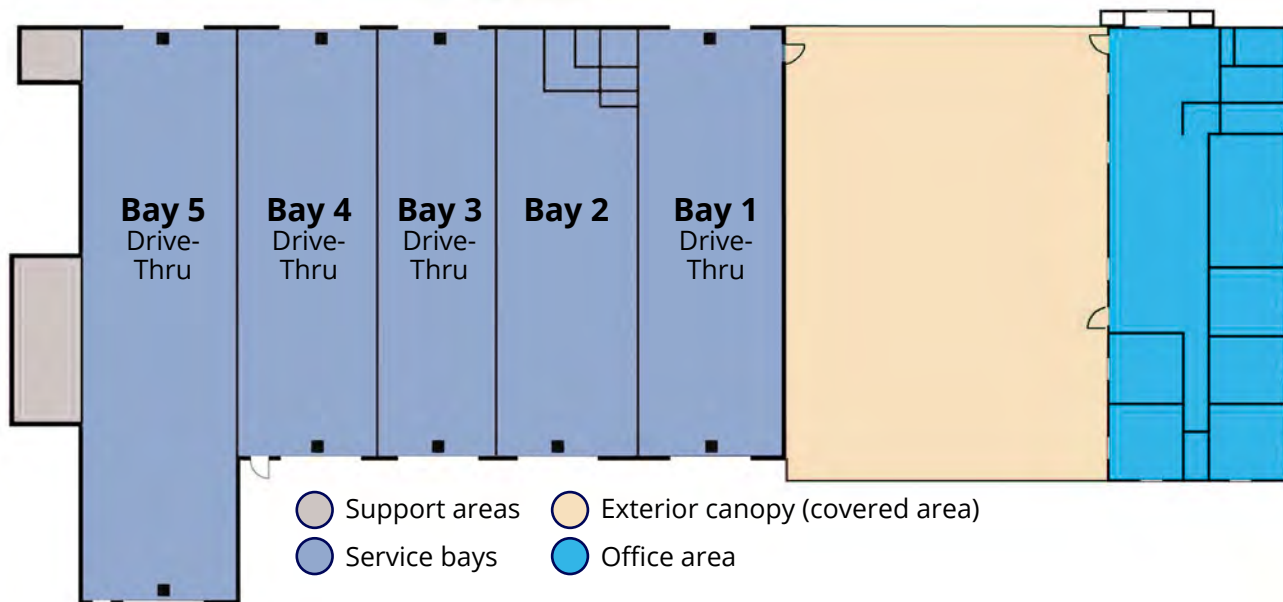
- 12.723± SF
- 5 Service Bays
- Offices
- Exterior canopy
- Support areas
- Lot - concrete & compacted gravel



Parcel A's Buildings



Parcel A's Proximity to Hwy. 78



Parcel A's Proximity to BNSF

Industrial Outdoor Storage



NO.	LOCATION	TIMES
1	BNSF Railway	5 min.
2	FedEx Ground Hub	11 min.
3	UPS Hub	12 min
4	Memphis Int'l Airport	15 min
5	FedEx World Hub	16 min.
6	Norfolk Southern Railway	21 min.
7	CN & CSX Railway	29 min.
8	Union Pacific Railway	43 min.



Industrial Outdoor Storage



Entrance



Offices



Exterior Canopy (Covered Area)



3 Service Bays



Wash Bay



Back of Bays



Breakroom



Common Area



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