



Belover Industrial District

4185 Steele Road · Memphis, TN 38127



- 223,000 Square Foot Building and 77 Acres
- Ceiling height of 20', 34 truck docks, 7 rail docks
- 15,000 Square Feet of office space
- Along the Illinois Central Railroad main line

With property available for sale, for lease or build-to-suit, as well as a 223,000 square foot distribution/manufacturing facility, Belover Industrial District represents 77 acres of opportunity. The building on-site has a ceiling height of 20 feet, 34 truck docks, 7 rail docks, 15,000 Square Feet of office space and two 1,200 amp electrical services. Zoned for light industrial, the property sits along the main line of the Illinois Central Railroad, seven miles north of Downtown, minutes from two interstate systems, just east of U.S. 51 and north of Watkins.

Market Information

Memphis, Tennessee is located near the geographic center of the country and has become known as "America's Distribution Center" through its superior distribution, logistics and transportation infrastructure. The Memphis International Airport is the world's busiest cargo airport, with 15 cargo airlines. Because of its river crossing, Memphis is a gateway city that plays a major role in national rail transportation with five Class I railroads converging in Memphis. The Port of Memphis located south of downtown is the second largest inland port on the Mississippi River and the fourth busiest in the country.

Over one million residents live in the Memphis area and over 8 million domestic and international visitors come to Memphis each year. Major areas of employment include distribution, financial services, healthcare, and retail. The international headquarters of FedEx employs 30,000 people in the region, more than any other single business. Additionally, the NBA Memphis Grizzlies were established in 2002 and recently opened their new stadium, the FedExForum.

In addition to its superior infrastructure, Memphis is recognized for its vibrant and growing downtown. Memphis is known for its music that is a mixture of blues, rock and roll, R & B, and gospel that creates an infectious blend of soul and sensation unique to the city. Many music festivals are held each year, including the Memphis in May Beale Street Music Festival which brings people from all over the world to the Bluff City.

MEMPHIS





SubMarket Information

MEMPHIS · NORTHWEST · INDUSTRIAL

Contains all properties located east of the Mississippi River, north of Union Avenue, and west of Highland and East Parkway.

