



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

\$1,750,000

LOT SIZE

18.33 Acres

SURFACE

Paved Concrete

ZONING

LI (Pending)

OPPORTUNITY ZONE

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

Scott Reid, Parasell, Inc., TN 264531, (949) 942-6578, broker@parasellinc.com. Inquiries by residents and property owners of the state are to be made to Scott Reid.

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.

James Blanda

(954) 466-5855

jim@industrialstoragebrokers.com

Roman Melnyk

(954) 314-4442

roman@industrialstoragebrokers.com

Phil Maisano

(954) 466-8925

phil@industrialstoragebrokers.com

INDUSTRIALSTORAGEBROKERS.COM

Contact us to tour the property