

FOR SALE

CARGILL LAND

1877
CHANNEL AVENUE
Memphis, TN 38103

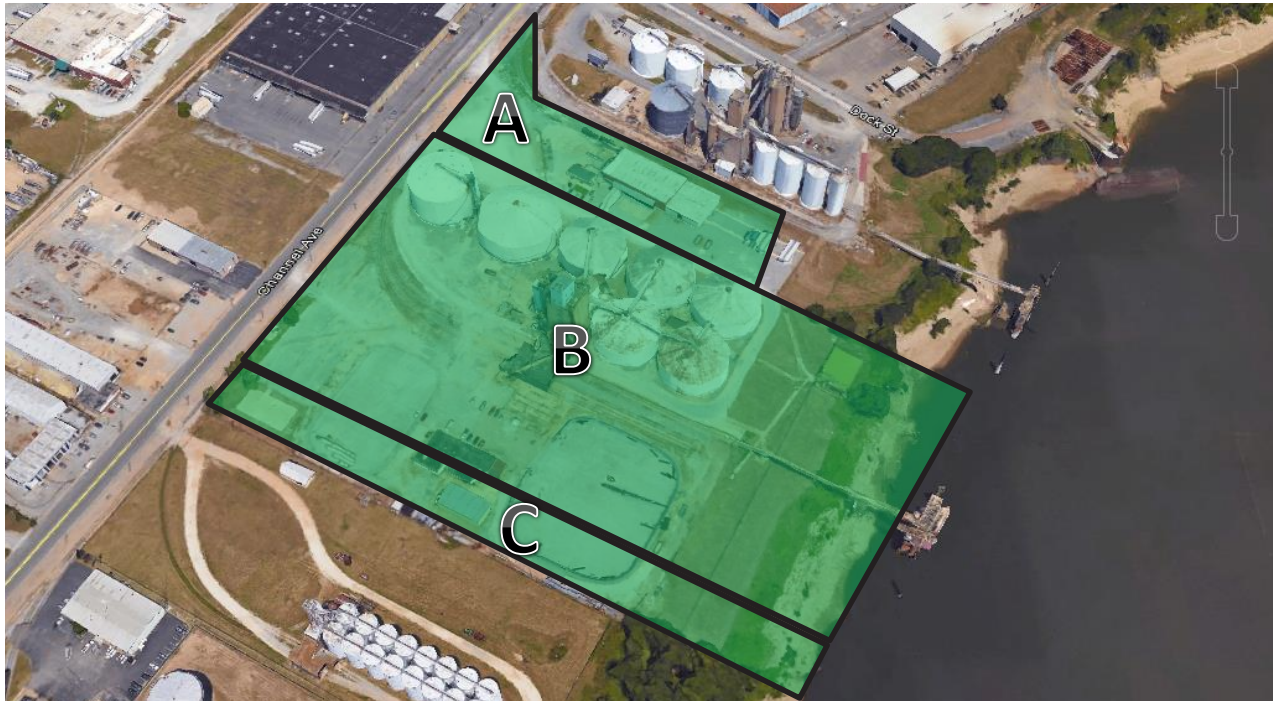


PROPERTY INFORMATION

Three parcel industrial site totaling 23.8 acres, available for purchase.

The International Port of Memphis sits where the river meets the road, runway and rail. The Port of Memphis is the second largest inland port on the shallow draft portion of the Mississippi River, and it is the fifth largest inland port in the United States.

- + 23.8 acres
- + Site zoning: I-H (Ind. Heavy)
- + 9,600 SF warehouse
- + Four (4) dock doors
- + One (1) drive-in door
- + Price: \$1,666,000
- + Price/acre: \$70,000
- + Price/SF: \$1.61
- + Rail served by Canadian National Railroad
- + Port of Memphis and Mississippi River access via private dock

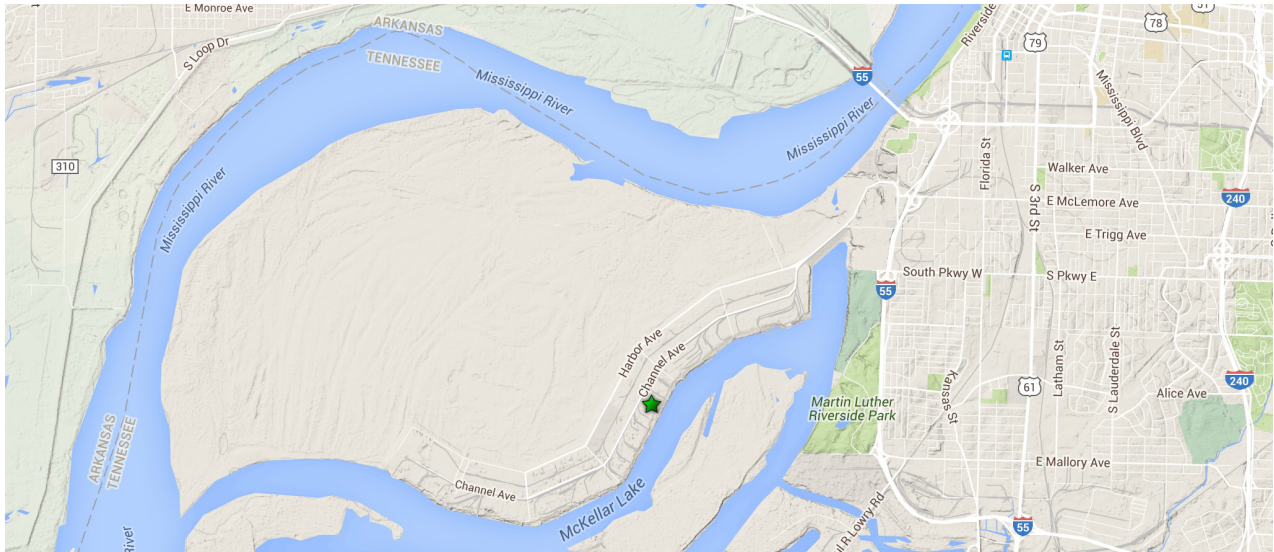


www.cbre.com/memphis

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PORT OF MEMPHIS

PORT COMPANIES

More than 150 companies serve the Port, including:

- + Drexel
- + NexAir
- + Fastenal
- + Owens Corning
- + GlaxoSmithKline
- + Nucor Steel
- + Ledbetter Foods
- + Electrolux



CONTACT US

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