585 MORRISON ROAD

496,667 SF | 88 Acres Former State-of-the-Art Frozen Food Manufacturing Facility **Memphis, TN**



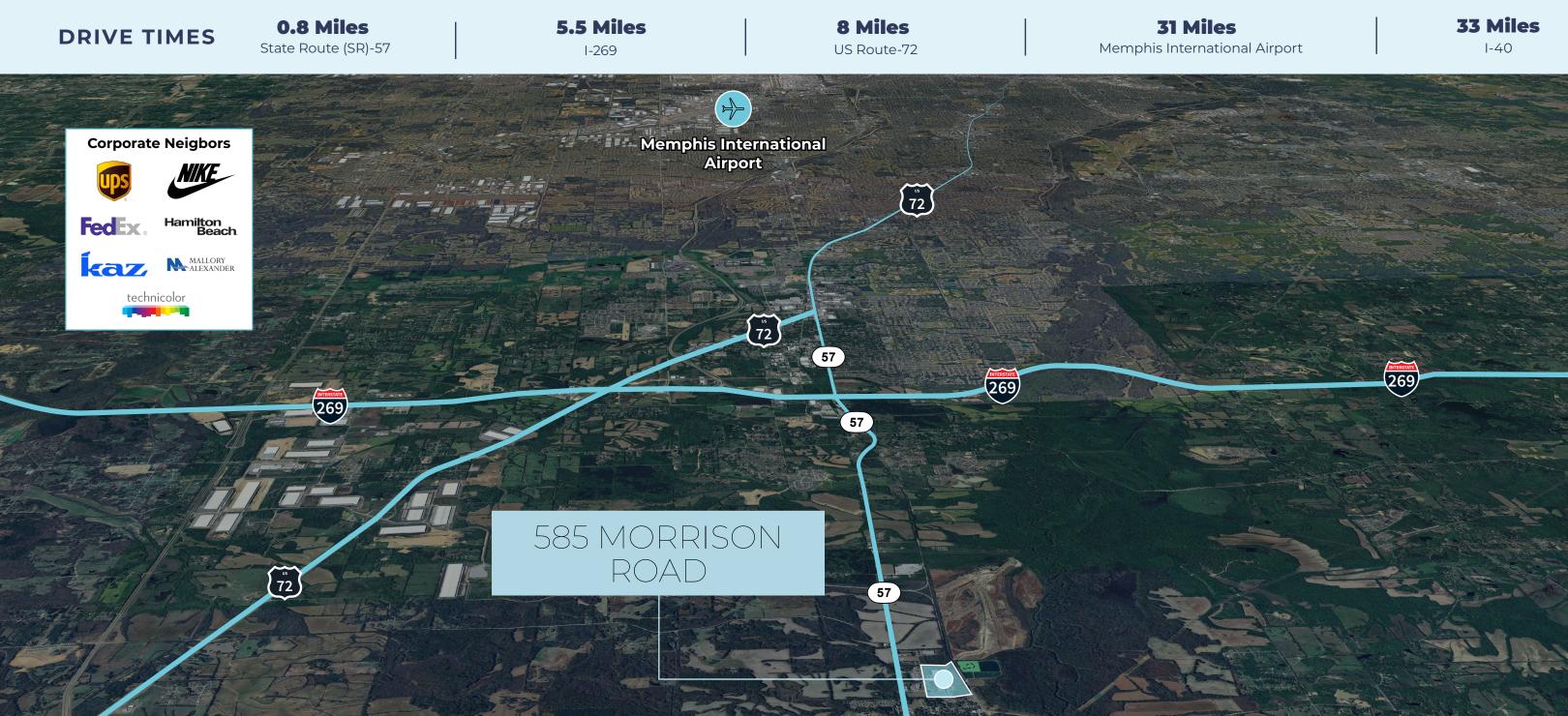


PROPERTY DETAILS

AND AREA INFORMATION



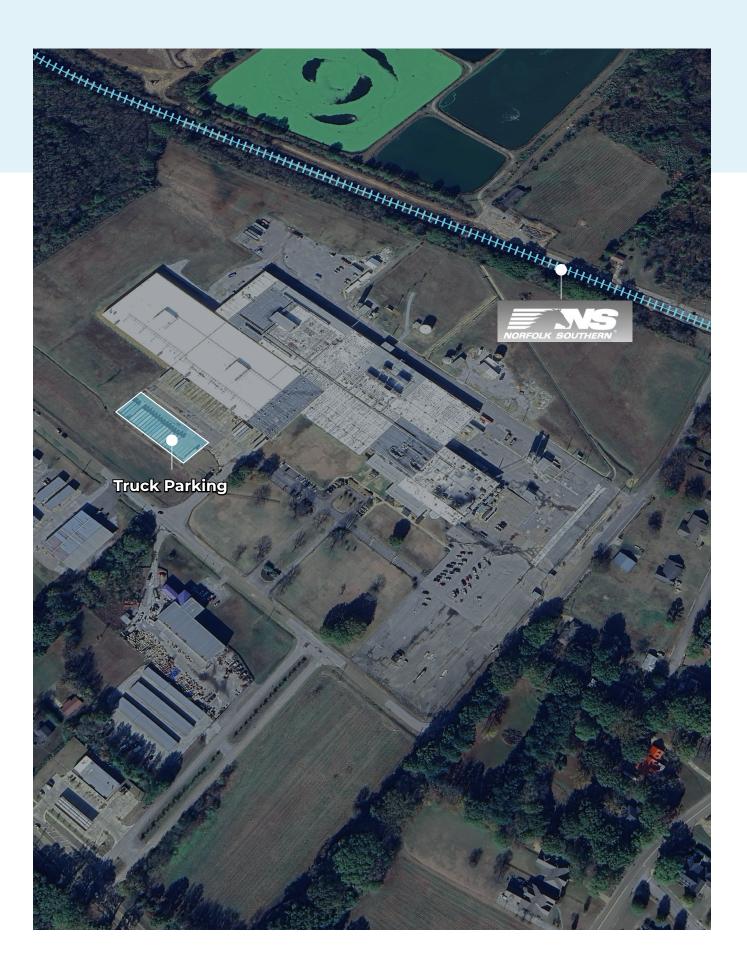
585 MORRISON ROAD is situated in Memphis, Tennessee, and is strategically located in the southwest corner of Tennessee along the Mississippi River. It has excellent transportation infrastructure, including the Memphis International Airport, a major cargo hub, and the Port of Memphis, which is the fifth-largest inland port in the United States.

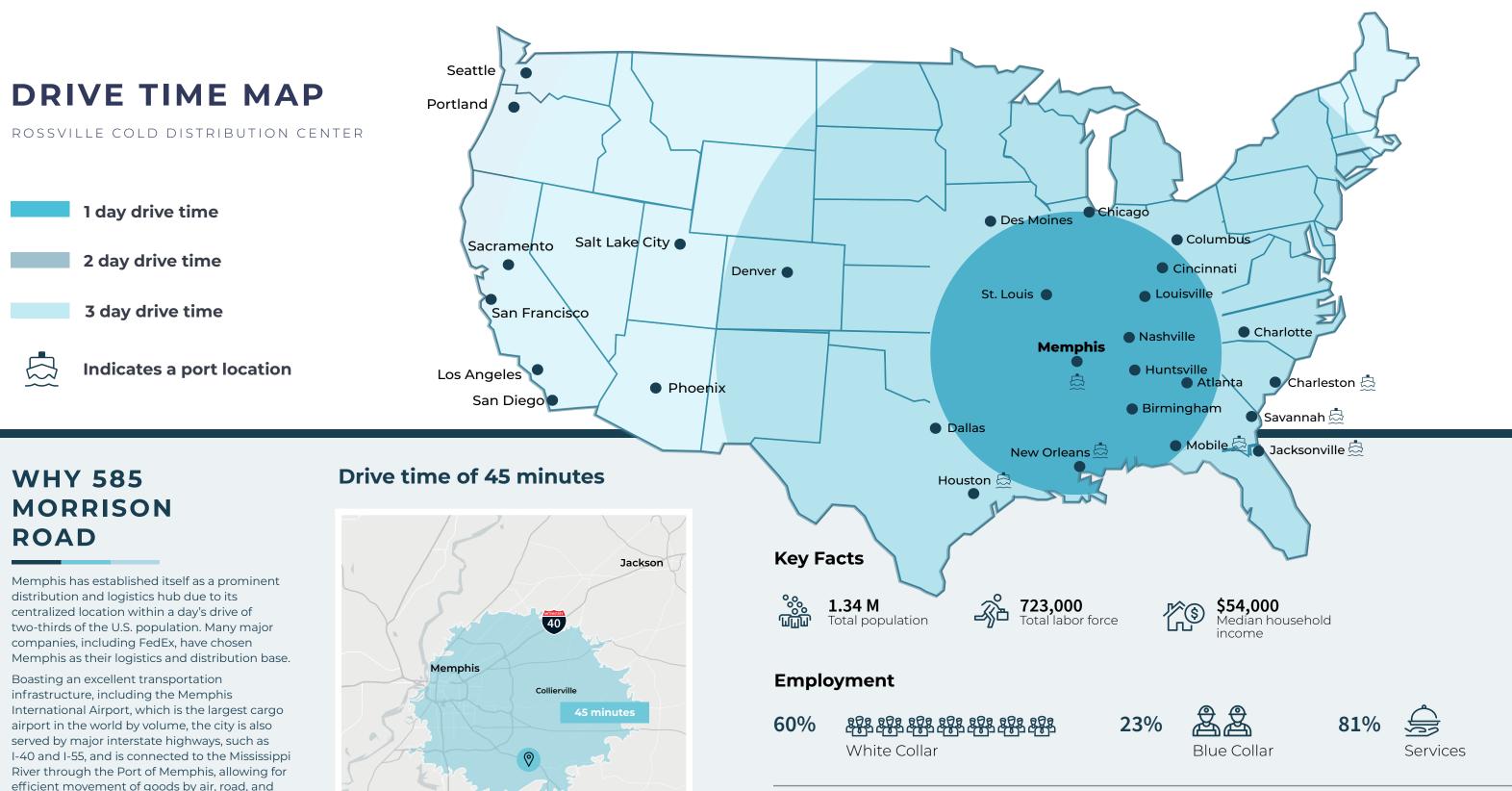




BUILDING SPECIFICATIONS

| TOTAL SF | |
|------------------------------|--|
| | 496,667 SF |
| SITE – TOTAL ACRES | 88 Acres |
| FREEZER STORAGE AREA | 150,000 SF |
| REFRIGERATION SYSTEM | Ammonia |
| TEMPERATURE ZONE | Freezer: -15°F Spiral Freezers: -20°F |
| | Refrigerated Dock: 36°F Production Area: 70°F Packaging Area: 60°F |
| CLEAR HEIGHTS | 19' to 25' |
| DOCK DOORS WITH LEVELERS | 13 |
| OFFICE AREA | 18,300 SF |
| AUTO PARKING | 402 |
| TRAILER PARKING (EXPANDABLE) | 49 |
| WASTE WATER TREATMENT | ON-SITE |
| ELECTRICAL | 12.4 kV, 3 Phase, 795 wire with total Amps 12 mega watt |
| RAIL | Norfolk Southern *Adjacent to property |
| HVAC | 100% |
| | |

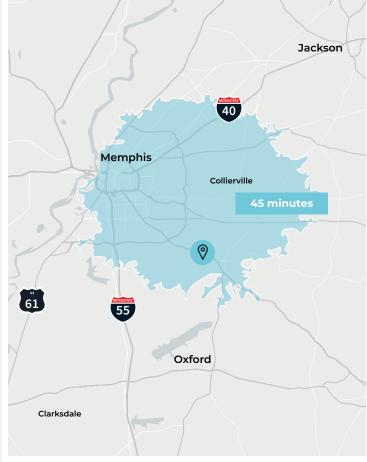




efficient movement of goods by air, road, and water.

Memphis is served by several major Class I railroads, including Union Pacific (UP), Norfolk Southern (NS), BNSF Railway (BNSF), and Canadian National Railway (CN). These railroads provide extensive coverage and connectivity to major markets across the United States and Canada.

Combined, these factors make Memphis an attractive location for industrial businesses, driving its status as an industrial hub and contributing to its continuous growth in this sector.



Key Statistics



75%





of the US population lives within a 2-day drive (22hours)

24/7 access to 9 intermodal yards throughout Metro Memphis

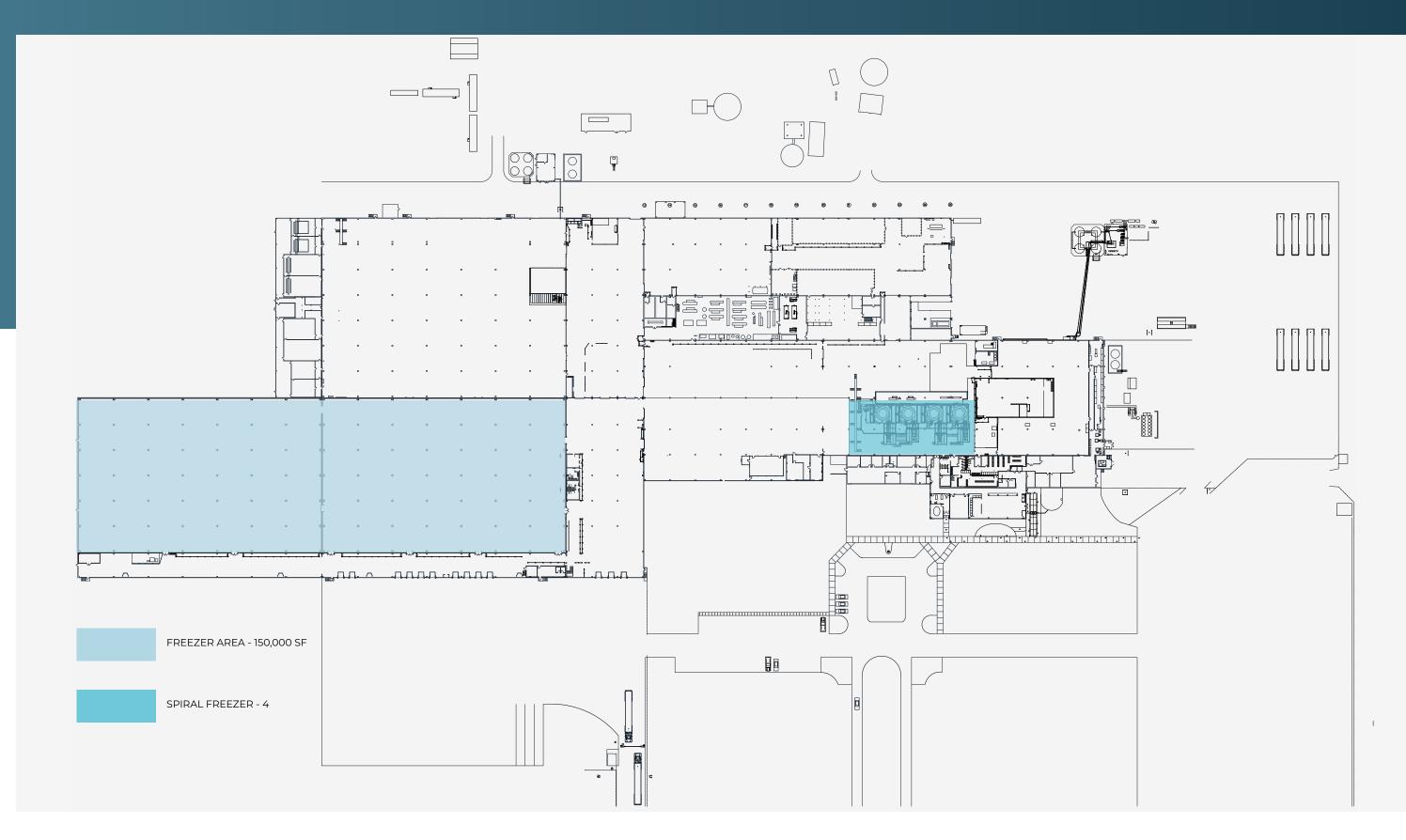


900 miles of Interstate and highway



5th largest Inland Port in the US

SITE PLAN



585 MORRISON ROAD

496,667 SF | 88 Acres Former State-of-the-Art Frozen Food Manufacturing Facility



FOR MORE INFORMATION, PLEASE CONTACT:

Russ Westlake

Senior Managing Director +1 901 261 2613 russ.westlake@jll.com

VIEW PROPERTY VIDEO

Stan Myers

Senior Vice President +1 901 261 2618 stan.myers@jll.com Jones Lang LaSalle Brokerage, Inc. A licensed real estate broker +1 901 261 2600 6410 Poplar Ave, Suite 350, Memphis, TN 38119

VIEW 360 TOUR

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

