

**AVAILABLE**  
**25,668 Sq. Ft. - DOWNTOWN**  
**(FOUR BLOCKS TO COURT HOUSE)**



**554 Adams St. Memphis, TN 38103**



**Building Features**

Building size: 25,668 Sq. Ft.  
 Office: 2,575 Sq. Ft.  
 Warehouse: 23,093 Sq. Ft.  
 Land: .67 Acres  
 Doors: (2) Ramps 12' x 10.5' & 14' x 14"  
 (1) Van 12' x 10.5'  
 (1) Partial Dock 12' x 10.5'  
 Electricity: 3Phase; 208V- 400Amps  
 Repair Area: 1,053 Sq. Ft.; (100% HVAC)  
 Warehouse Lighting: Fluorescent  
 Column Spacing: 1' x 41'  
 Exterior Boom Sign: 10' x 10'

Zoned: CBD  
 R.E. Taxes: 2016 City: \$4,835  
 2016 County: \$6,215

**Miscellaneous**

-Roof Designed for Vertical  
 -Construction; Parking Below  
 -Condo or Office Potential  
 -Above Ground Floor  
 -Five minutes to Fed-X Forum  
 -Corner lot fronting on Adams,  
 Washington, & Dunlap Streets

**Memphis Commercial & Industrial Exclusive Agent**

3590 Sky Harbor Cove  
 Memphis, TN 38118  
 Phone 901-375-4300

Bruce Young: Bruce@memphisci.com  
 Fax 901-375-9689  
 Cell 901-619-4707