

Colliers

249

For lease

# Memphis Depot - Building 249

## 2129 Troyer Avenue | Suites 2-4

### Memphis, TN 38114

Memphis Depot is located in the heart of the Southwest Industrial submarket at the corner of the Airways Boulevard and Memphis Depot Parkway intersection – making it within minutes from the Memphis International Airport and is convenient to the Memphis and North Mississippi workforce



Featuring 6,228  
SF total of office  
area



24-hour gated  
security with ID &  
vehicle tags required



Within minutes from  
Memphis Int'l Airport  
and BNSF Intermodal

Owned by:



DIAMOND  
PROPERTIES

Square Footage:

# 66,000

[▶ VIEW ONLINE](#)

Contact us:

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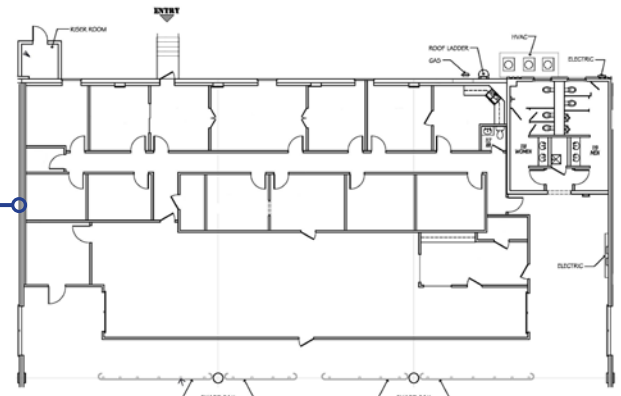
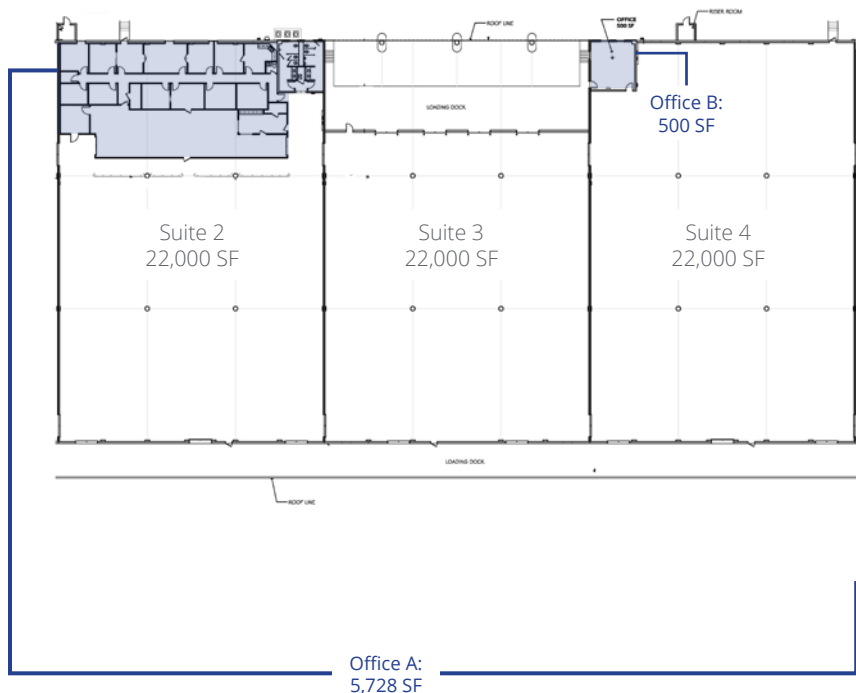
Accelerating success.

# Property Profile

## Building Specifications

- 109,874 SF of total building
- Suites 2-4: 66,000 SF available for lease (*with 30 days notice*)
- Approximately 6,228 SF of total office space
- Full rear covered dock platform with 5 dock-high doors (forklift or bob-truck use only); 4 covered dock-high doors (front)
- 14'-16' clear height
- Metal halide lighting
- Located in a Foreign Trade Zone
- Controlled Access: 24-hour Gated Security with ID & vehicle tags required
- On-site Police Precinct
- Close proximity to BNSF Intermodal Yard, Memphis International Airport, FedEx and UPS hub facilities
- Easy access to I-55, I-240 and Hwy 78 (Lamar Avenue)

## Floor Plan





# Location





View Online  
[colliers.com/memphis](https://colliers.com/memphis)

# MEMPHIS DEPOT INDUSTRIAL PARK

## Contact



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## Our mission

Maximize the potential of property to accelerate the success of our clients and our people.



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