

**AVAILABLE**  
**7,500 Sq. Ft. – 2.3 Acres**  
**Southeast Memphis, TN**



**5851 Advantage Cove, Memphis TN 38141-8212**



**Property Features:**

Building Size: 7,497 Sq. Ft.  
 Land: 1.10-2.30 Acres  
 Office: 1,600 Sq. Ft.  
 Warehouse (100% HVAC): 5,900 Sq. Ft.  
 Ceiling: 18' Clear  
 Dock-Doors (Pit Leveler): One (10'x10')  
 Grade-Level Door: One (10'x10')  
 Electricity: Three Phase

Zoning: EMP (Lt. Ind.)  
 Year Built: 1993  
 2018 City/Co. R.E. Tax: \$10,520

**Miscellaneous:**

-No Interior Warehouse Columns  
 -Mop Sink

**Memphis**

**Commercial  
& Industrial**

**Exclusive Agent**

3590 Sky Harbor Cove  
 Memphis, TN 38118  
 Phone 901-375-4300  
 Fax 901-375-9689

Bruce Young:

Bruce@memphisci.com  
 Cell (901)-619-4707

Ed Larkin:

Ed@memphisci.com  
 Cell (901)-351-3961

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### Aerial View



### Map Location

