

Vacant Industrial Showroom

Ideal for Owner-User or Lease-Up Opportunity



6707 FLETCHER CREEK COVE

MEMPHIS, TENNESSEE



21,000 SF | ±1.41 ACRES | ZONED I-L

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6707 FLETCHER CREEK COVE

EXECUTIVE SUMMARY



The Offering

Great Neck Realty Co. is pleased to present the exclusive opportunity to acquire 6707 Fletcher Creek Cv, a 21,000 SF flex-industrial showroom located in the Northeast submarket of Memphis, Tennessee. Delivered vacant at closing, this asset is ideal for owner-users or investors targeting a lease-up strategy.

Constructed in 1992 and zoned I-L (Light Industrial), the building features 18' clear height, 2 drive-in doors, and 1 dock-high loading door. The ±1.41-acre site includes a fenced lot and 45 surface parking spaces. With immediate access to I-40 and proximity to Whitten Road and Century Center Parkway, the property offers excellent logistics connectivity in one of Memphis' most active industrial corridors.

KEY HIGHLIGHTS

- Vacant 21,000 SF industrial-flex building
- ±1.41 acres with 45 surface parking spaces
- Delivered vacant - ideal for owner-user or lease-up
- 18' clear height, 2 drive-ins, 1 dock-high position
- Zoned I-L (Light Industrial) in Memphis' NE industrial node
- Just 0.5 mi to I-40 and 26 mins to Memphis International Airport



DEAL SNAPSHOT

±21,000 SF
SIZE



±1.41 AC
SITE AREA



45 SURFACE PARKING SPACES
(15 AT FRONT OF THE BUILDING)



ADDRESS	6707 Fletcher Creek Cv, Memphis, TN 38133
SIZE	21,000 SF - ±9,000 SF Office and ±12,000 SF Warehouse
OCCUPANCY	Delivered Vacant
ZONING	I-L (Light Industrial)
ACCESS	0.5 miles to I-40



Strategic Investment Drivers

● Purpose-Built, Flexible Industrial Showroom

Constructed in 1992, the property offers a balanced showroom-warehouse configuration with functional features including 18' clear heights, 2 drive-ins, 1 dock-high position, and a clean masonry exterior. The layout is well-suited for warehousing, light manufacturing, or service-based businesses.

● Delivered Vacant with Owner-User Appeal

The asset will be delivered vacant, creating a turnkey opportunity for users seeking to control their real estate or investors looking to capitalize on rising rental rates in the submarket. The prior single-user layout allows for efficient reuse.

● Northeast Memphis Submarket Location

Positioned near Century Center Parkway with excellent access to I-40, Whitten Road, and Appling Farms Parkway. The site benefits from traffic volumes exceeding 18,000 vehicles per day and a 26-minute drive to Memphis International Airport.

● Efficient Site Design & Parking

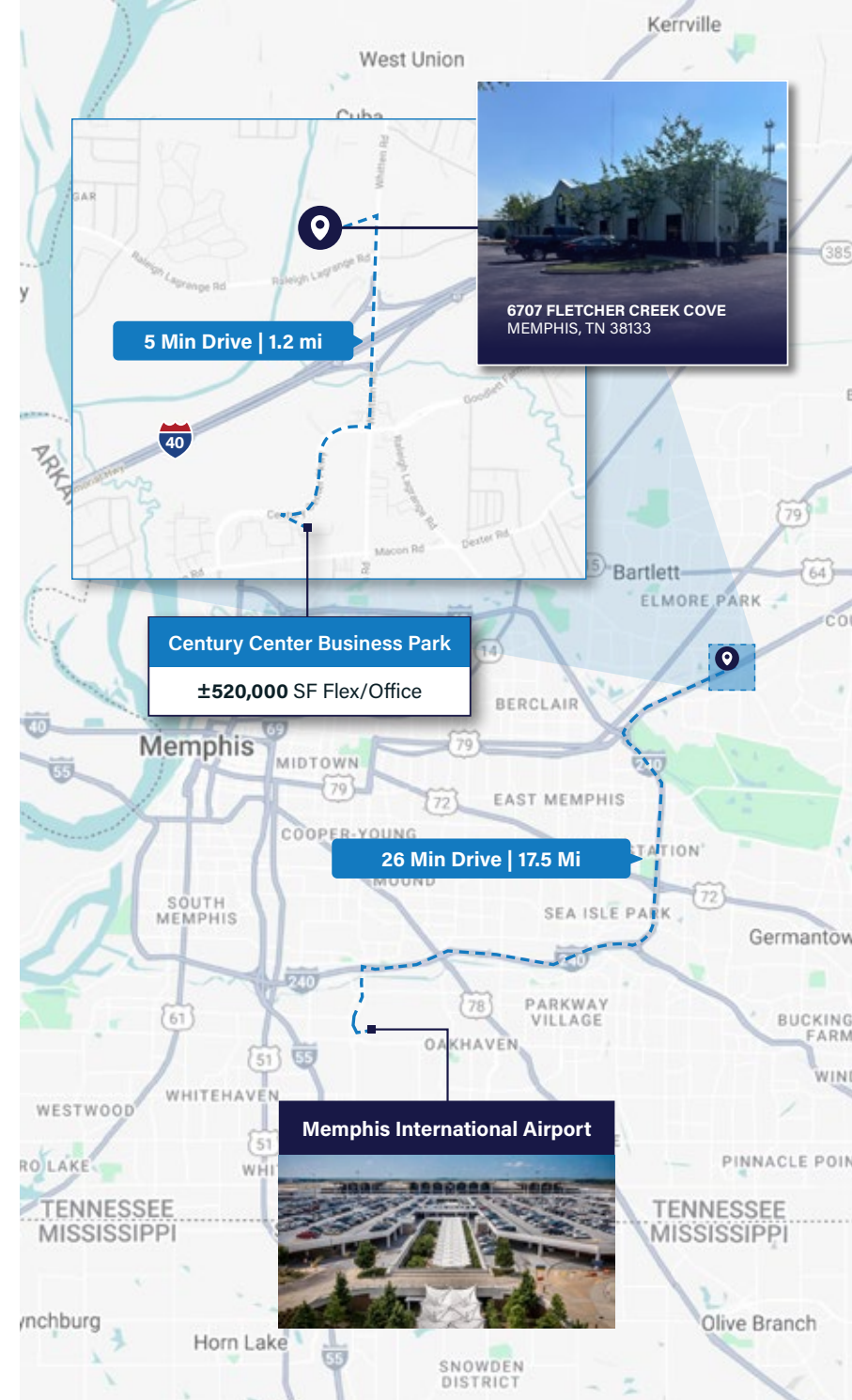
The ±1.41-acre parcel provides 45 surface parking spaces at a ratio of 1.50 per 1,000 SF. The fenced site supports secure outdoor storage or equipment staging, and its corner access enhances circulation for deliveries.

● Flexible I-L Zoning

The Light Industrial zoning permits a wide range of commercial and industrial uses, making the site attractive to contractors, distributors, and logistics tenants. The layout supports front office visibility with rear loading operations.

● Surrounded by Commercial & Employment Drivers

Located within a highly active business corridor in Northeast Memphis, surrounded by industrial parks, corporate service centers, and regional retailers. Its proximity to labor and freight routes positions it as a logistics-ready hub.



Immediate Area



6707 FLETCHER CREEK COVE
MEMPHIS, TN 38133

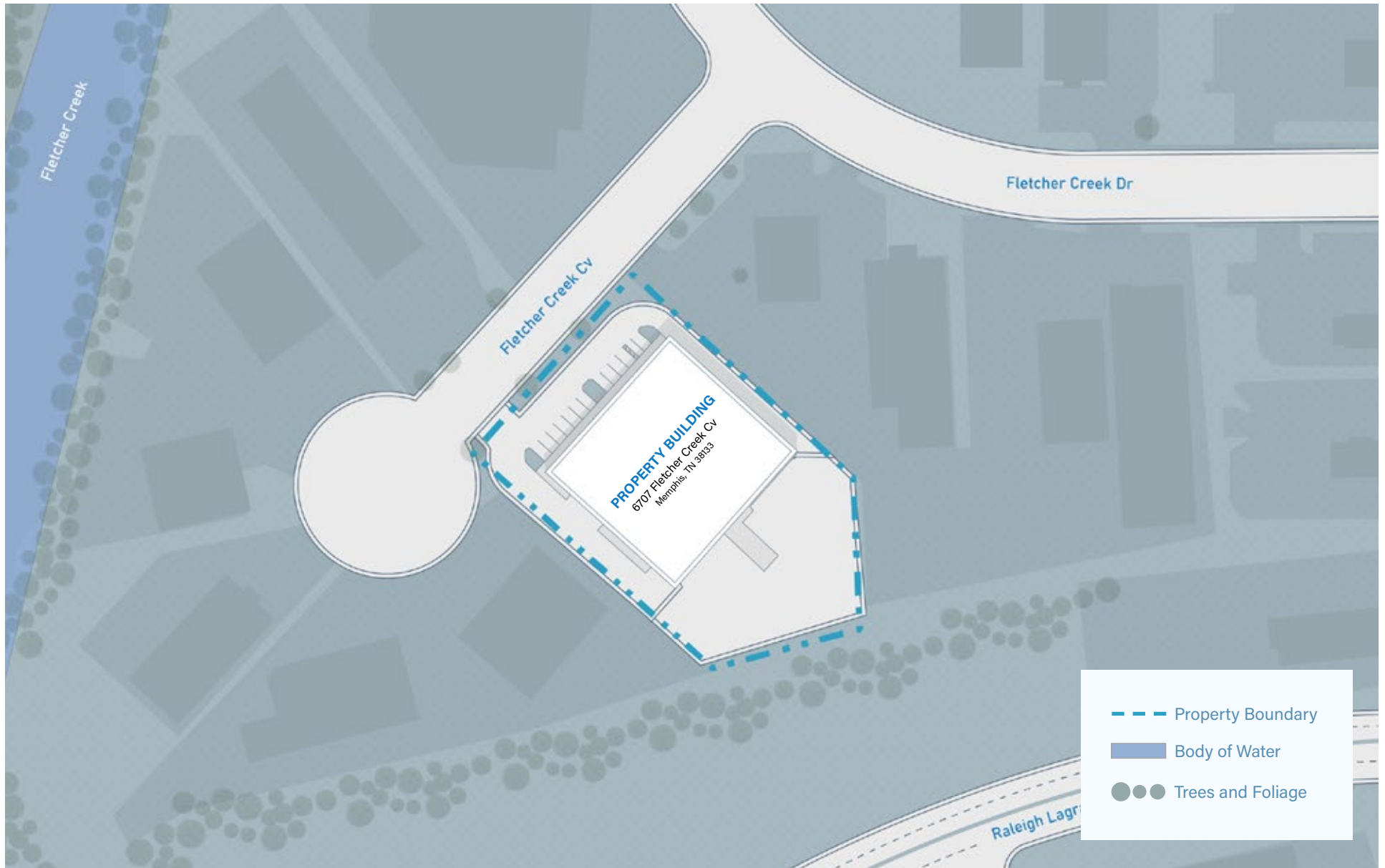
Century Center Business Park
±520,000 SF Flex/Office

6707 FLETCHER CREEK COVE

PROPERTY OVERVIEW



Site Plan



Property Profile

6707 Fletcher Creek Cv features a flexible layout suitable for a range of uses, including warehouse, light manufacturing, or service-related operations. The building's clear height and loading infrastructure support a variety of logistics and storage needs, while the existing front office space allows for potential customer-facing functionality.

Positioned within a fenced lot, the site benefits from excellent access and visibility near Whitten Road and Century Center Parkway. It is less than half a mile from I-40, with major traffic volumes (13,000–18,000+ VPD) on surrounding roads. The strategic location supports both owner-occupancy and future tenant leasing opportunities in a highly active commercial zone.

The site layout offers a balance of efficient building footprint and parking/circulation, making it ideal for owner-users or users requiring staging, parking, or secure yard space.



PROPERTY DETAILS

6707 FLETCHER CREEK CV

ADDRESS

CITY Memphis

STATE/ZIP TN 38133

SUBMARKET Northeast

MARKET Memphis

LOCATION TYPE Suburban

NEARBY AIRPORT 26 min to Memphis International Airport

ACCESS 0.5 miles to I-40



Building Specifications

6707 Fletcher Creek Cv is a single-story, flex-industrial showroom facility totaling 21,000 square feet. Built in 1992, the property sits on a 1.41-acre parcel in the Northeast Memphis submarket and features efficient loading, versatile buildout, and generous on-site parking.

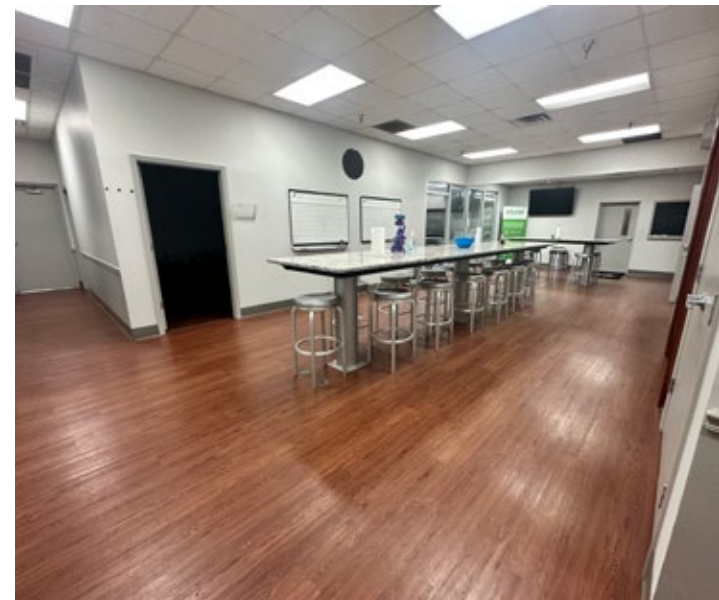
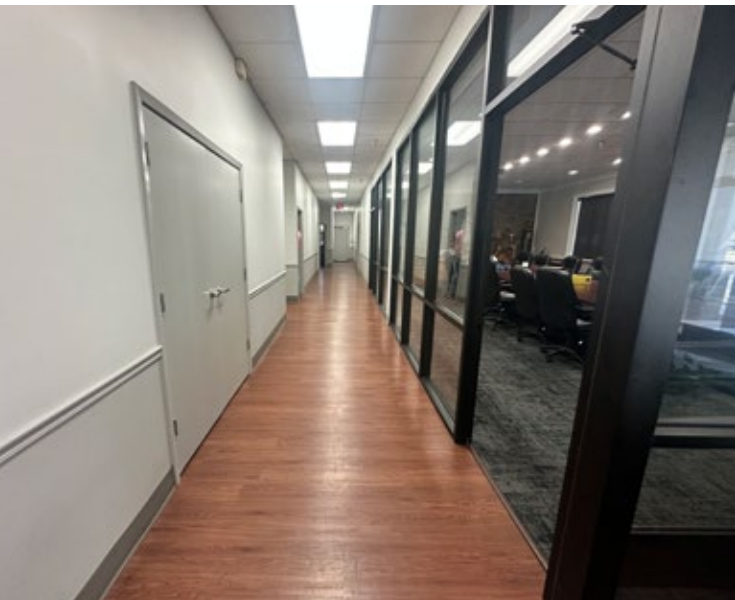
FEATURE	SPECIFICATION
PARCEL SIZE	±1.41 Acres (61,420 SF)
GROSS BUILDING AREA	21,000 SF
OFFICE AREA	±9,000 SF
WAREHOUSE AREA	±12,000 SF
ZONING	I-L (Light Industrial)
YEAR BUILT	1992
CONSTRUCTION	Masonry
STORIES	1 (Single-Story)
CLEAR HEIGHT	18'
LOADING	2 Drive-In Doors, 1 Dock-High Door
PARKING	45 Surface Spaces (1.50/1,000 SF) - 15 at front of building
FLOOR AREA RATIO (FAR)	0.49
FLOOD ZONE	FEMA Zones X (Minimal Flood Hazard)
PARCEL NUMBER	08-9028-B0-0030C



Exterior Photos



Interior Photos

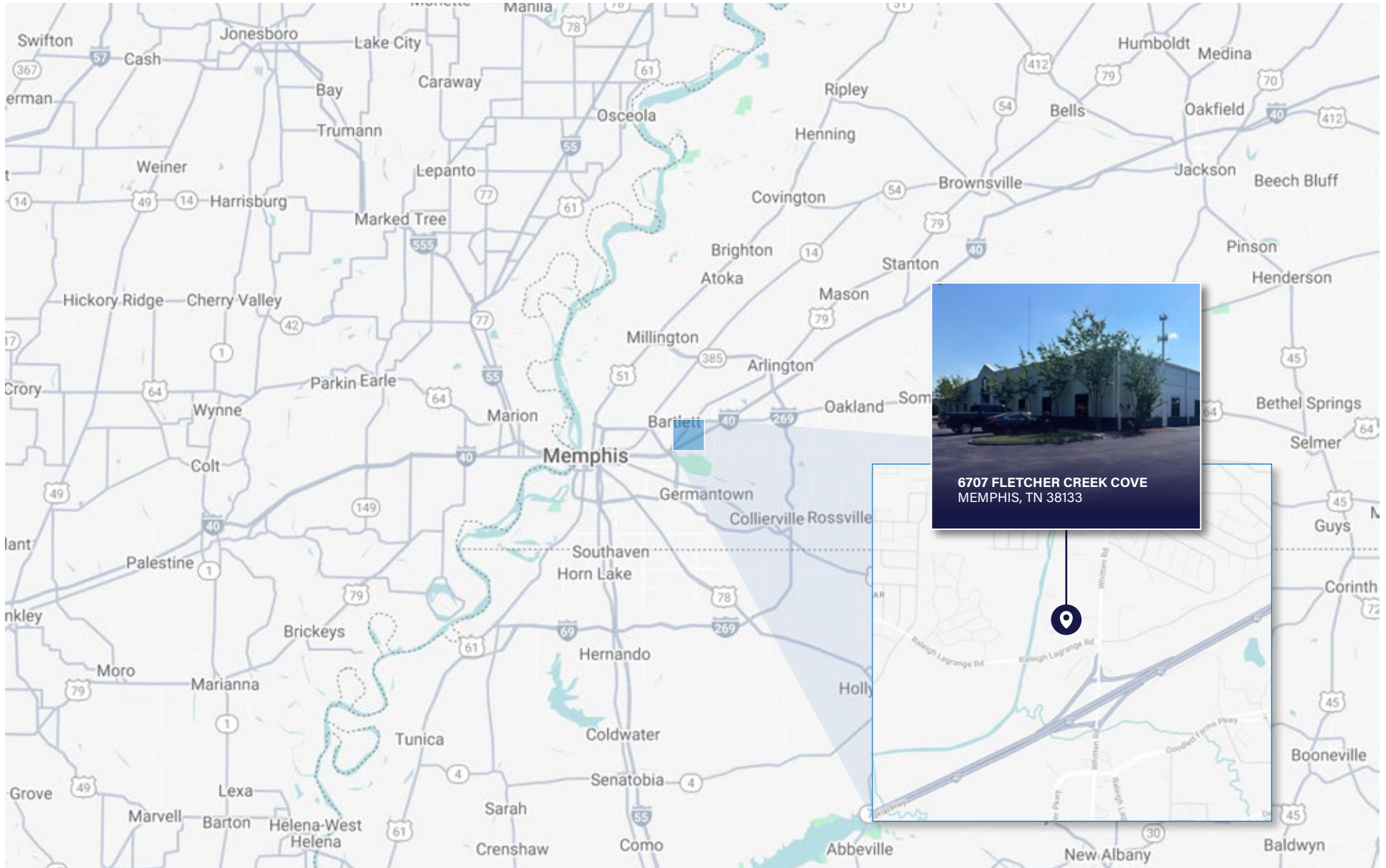


6707 FLETCHER CREEK COVE

LOCATION OVERVIEW



Regional Map



Strategic Location

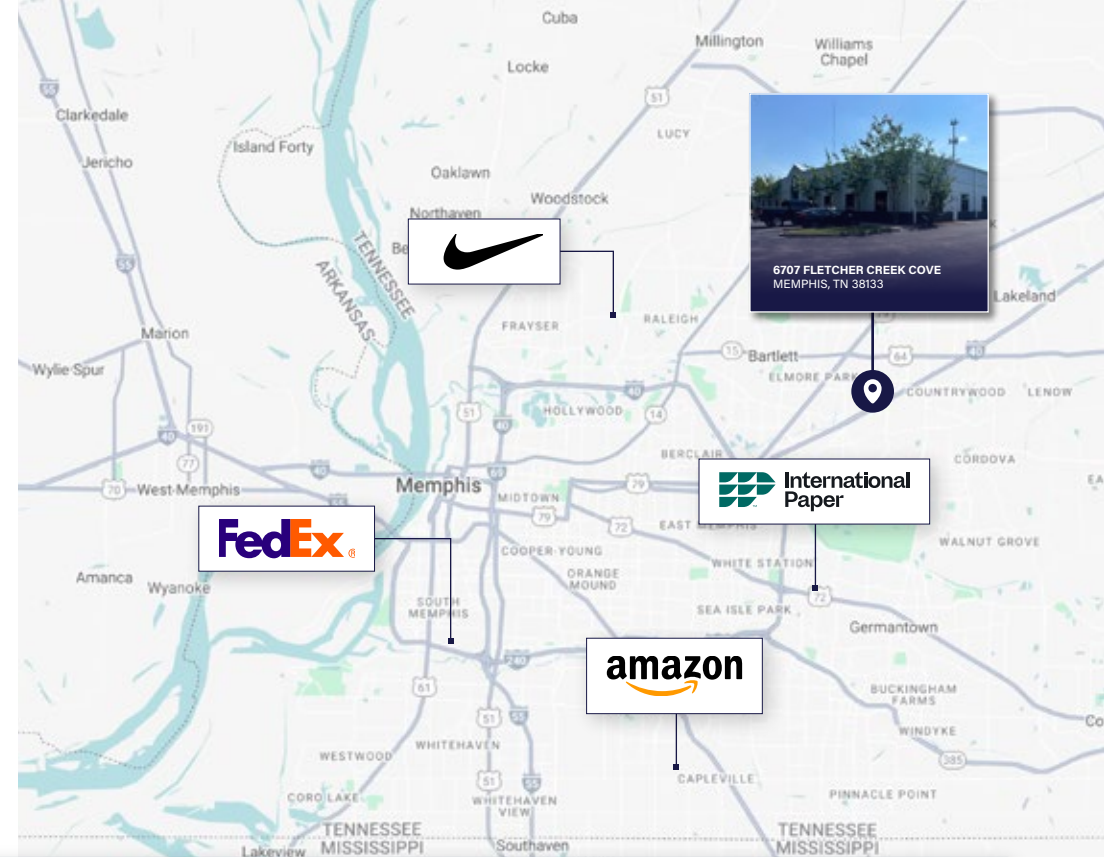
6707 Fletcher Creek Cv is strategically positioned in Memphis' Northeast submarket, an established commercial and industrial corridor offering proximity to regional highways, distribution nodes, and a strong labor force. The property's close access to Whitten Road and Century Center Parkway provides direct connectivity to I-40, a key regional artery for freight and logistics.

0.5mi to I-40
and under **1 mile**
to **Appling Farms Pkwy**

26mins
to **Memphis International Airport**
(cargo and commercial)

18,000+
vehicles/day on **adjacent**
Whitten Road

Quick Access
to **I-240, I-69,** and major **East**
Memphis distribution centers



REGIONAL EMPLOYMENT & CORPORATE NEIGHBORS

The surrounding area supports a healthy labor force and is home to key industrial and logistics employers, including:



FedEx Ground & Express

- 1,000+ employees
- Multiple logistics facilities within 10 miles



International Paper

- 2,300+ employees
- Global headquarters in East Memphis



Nike Logistics Campus

- 2,000+ employees
- Located in Frayser - major regional hub



Amazon Fulfillment Center

- 1,500+ employees
- Modern distribution hub with high daily volume

These companies help anchor demand and drive long-term fundamentals for the Northeast Memphis industrial sector.

Area Dynamics

The Northeast Memphis submarket hosts a dense concentration of logistics firms, contractors, industrial suppliers, and light manufacturing users. In recent years, the area has seen continued investment in infrastructure and commerce, contributing to lower vacancy rates and steady tenant demand.

Nearby amenities include retail, fast food, hotels, and support services—key conveniences for both operational staff and clients. Labor accessibility and the site's visibility along major routes make this location especially appealing for service operators, distributors, and owner-users.

Situated within a compact light-industrial park surrounded by a mix of office/flex and distribution facilities, the property benefits from:

Excellent

Maneuverability and Corner Visibility

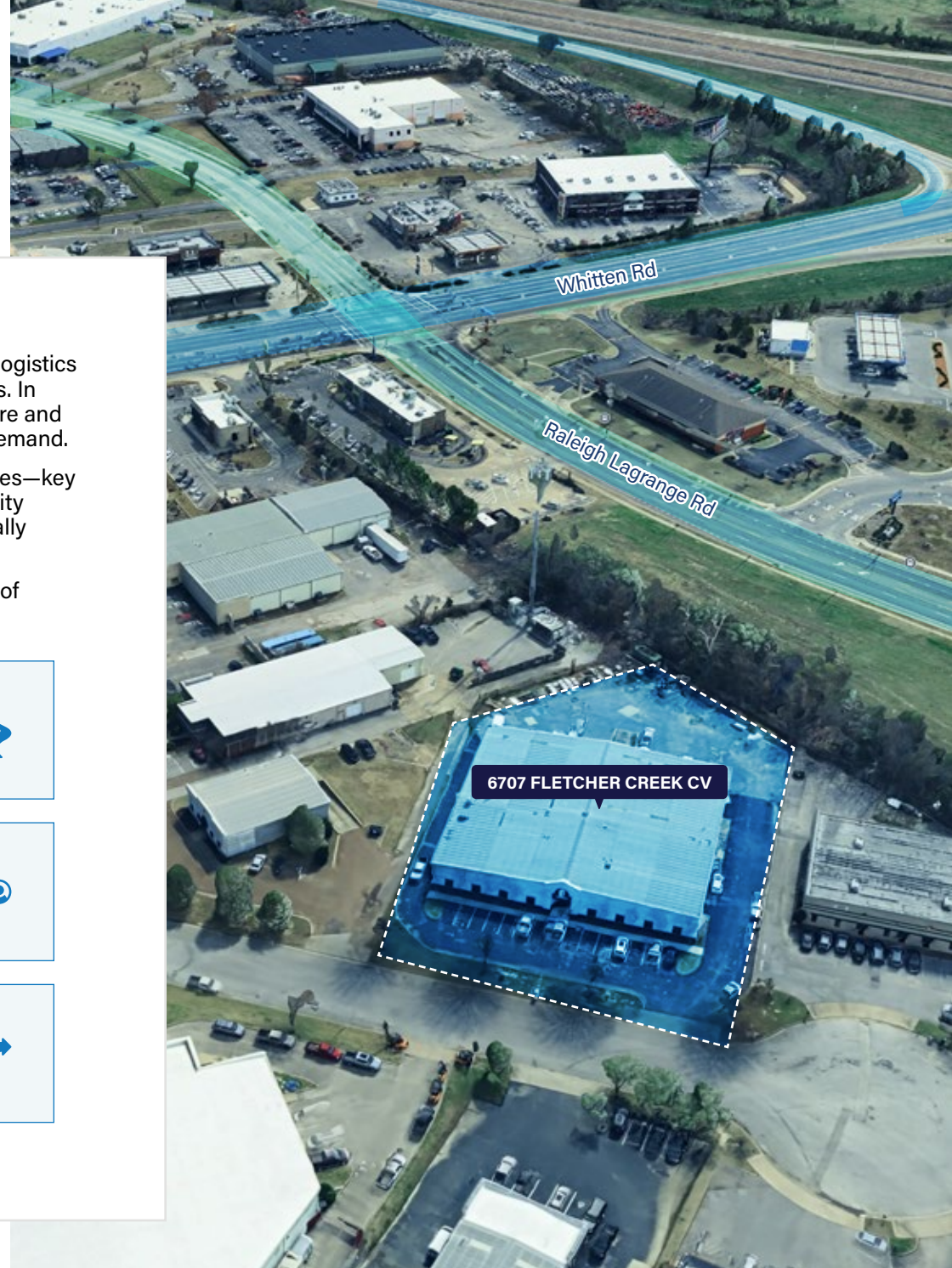


Neighboring

National and Regional Users



Quiet cul-de-sac setting minimizing through traffic
while maintaining access efficiency



Aerial View



Nearby Developments

The Memphis region continues to attract significant public and private investment supporting logistics, manufacturing, and economic revitalization. The following projects within a 15–30 minute drive highlight the metro's ability to support sustained growth, labor access, and tenant demand.



Electrolux Campus Redevelopment (Now xAI Supercomputing Facility)

Industrial / Tech

800,000 SF site now housing one of the world's largest AI supercomputers



St. Jude Children's Research Hospital Expansion

Healthcare / R&D

Major medical and research campus expansion, enhancing pediatric care



Memphis International Airport - Terminal Modernization and Seismic Program (TMSP)

Infrastructure

Major terminal and baggage inspection upgrades underway



The Walk on Union

Mixed-Use

Large-scale downtown project with apartments, offices, hotels & retail



Liberty Park Redevelopment

Sports / Mixed-Use

\$200M+ youth sports complex with retail, hotel, and multifamily components



Nike Northridge Facility Expansion

Logistics / Distribution

Multi-phase expansion adding over 1.7M SF to existing 1.1M SF campus

6707 FLETCHER CREEK COVE

MARKET OVERVIEW



Memphis Industrial

Memphis is a top-tier inland distribution market with a unique logistics ecosystem supported by its geographic centrality and multimodal infrastructure. National occupiers, third-party logistics (3PL) firms, and regional service-based companies are increasingly choosing Memphis for bulk warehousing, small-bay manufacturing, and urban distribution operations.

With over 287 million square feet of industrial inventory, Memphis ranks among the top 15 logistics markets in the U.S. The city's market is dominated by functional Class B and bulk Class A product with below-average rents, allowing occupiers to scale cost-effectively. Memphis also offers developers and investors one of the most business-friendly tax climates in the country, with no state income tax and low property costs.

MARKET DEMOGRAPHICS

1.35M

Population



2nd

Largest Metro in the Mid-South Region (TN,AR,MS)



650,000+

Workforce (Metro)



\$58.2K

Median HH Income



LEASING ACTIVITY BY SECTOR

Retail I
31%

Healthcare
24%


Logistics
20%

Top Recent Leases



Keller Logistics
Third-party Logistics

362,500 SF



Dollar Tree
Retail Distribution

298,545 SF



Vantive Healthcare
Medical Distribution

180,616 SF

These transactions underscore the diversity of demand in the Memphis industrial market, where service-related, healthcare, and e-commerce-driven users are increasingly absorbing space at higher rates.

Source: JLL Q1 2025

Northeast Submarket Advantage

STRATEGIC LOCATION

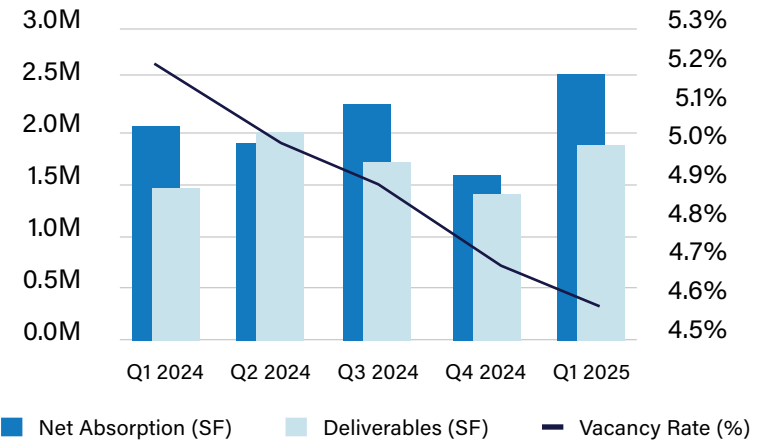
The Northeast submarket, where the subject property is located, benefits from its central position in the metro's logistics network. It offers access to I-40, proximity to dense residential areas, and a balance of small-bay and fenced-yard-capable product, making it ideal for owner-users and high-turn logistics tenants.

Key structural tailwinds continue to drive market confidence, including limited speculative overbuilding, build-to-suit deliveries, and robust port-to-air freight flow. Memphis' exposure to national and regional freight volumes ensures its resiliency across interest rate cycles.

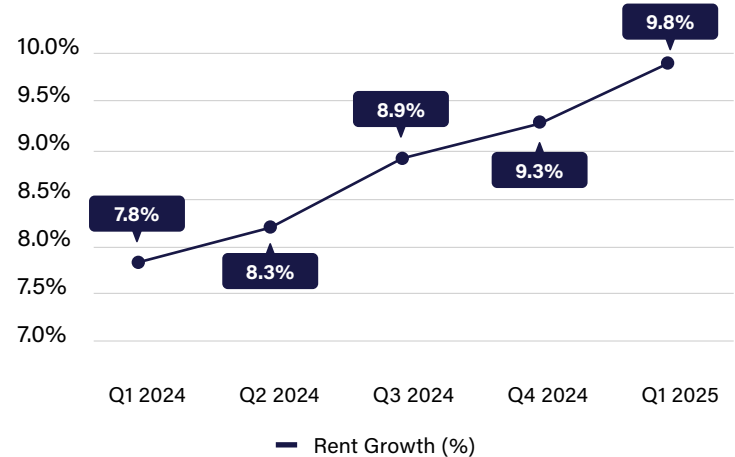
CoStar reports confirm that market-wide absorption has outpaced deliveries in five of the last six quarters, and asking rents have grown over 9.8% YoY. Demand is especially strong in spaces under 50,000 SF, which aligns with the subject property profile.



LOGISTICS DEMAND OUTPACING SUPPLY



MEMPHIS INDUSTRIAL RENT GROWTH (%)



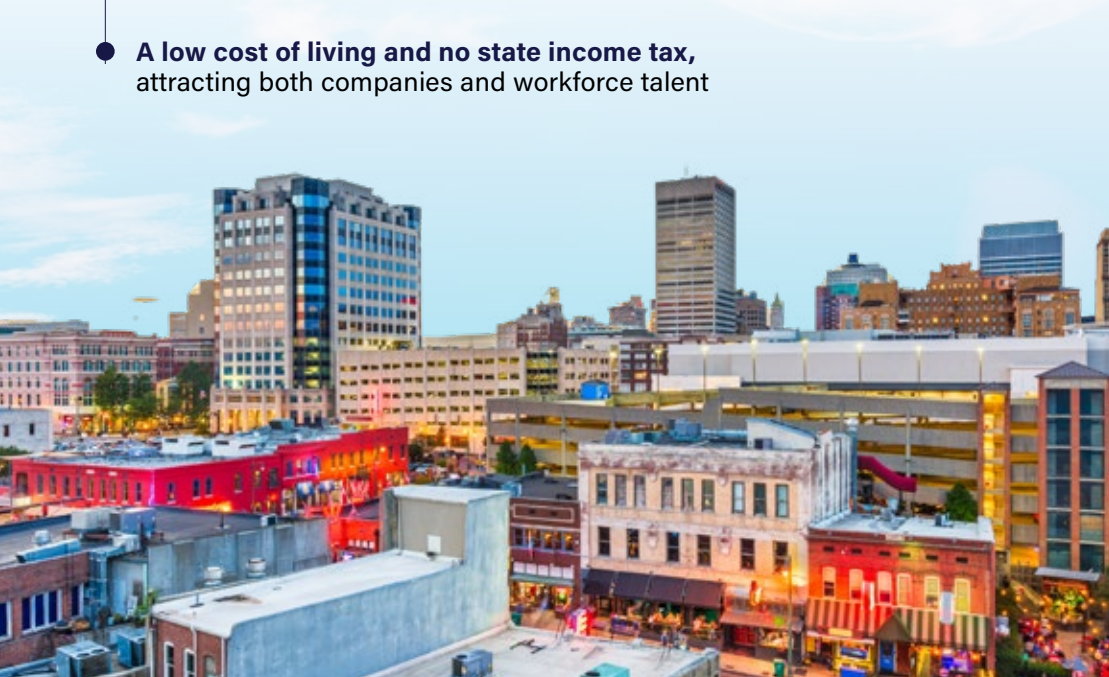
Source: CoStar Q1 2025

Market Dynamics & Investment Confidence

Memphis continues to outperform peer metros due to a convergence of transportation infrastructure, competitive rent fundamentals, and market support for speculative development.

Key Advantages:

- **5 Class I railroads**, enabling cross-country freight coverage
- **Memphis International Airport (MEM)**, ranked as the **busiest cargo airport in North America**
- **Port of Memphis, the 5th largest inland port in the U.S.**, supporting barge-to-rail and barge-to-truck operations
- **A low cost of living and no state income tax**, attracting both companies and workforce talent



DEVELOPMENT SNAPSHOT (SELECT PROJECTS)



FedEx Sortation Center (1.3M SF)
Logistics

Status: **Under Construction**



Vandeley Healthcare Campus
Medical

Status: **Delivered Q4 2024**



Prologis Southeast DC
Distribution

Status: **Pre-Leased Q2 2025**

Source: CBRE, CoStar

These projects reinforce Memphis' viability for long-term absorption and industrial investment returns. Construction activity remains heavily concentrated in build-to-suit development given the rise in construction costs, though demand continues to support speculative groundbreakings in certain submarkets.

Economic Drivers

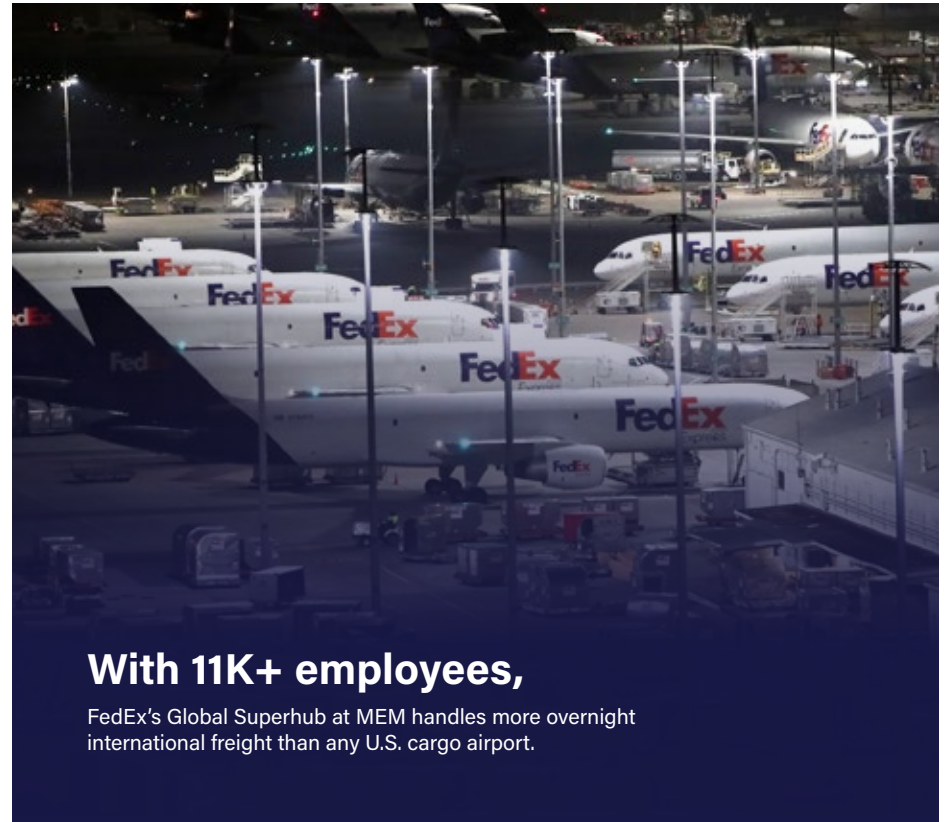
LOGISTICS + DISTRIBUTION

FedEx's Global Superhub employs over 11,000 workers at MEM and anchors overnight international logistics, handling more freight than any other U.S. cargo airport.

Source: Memphis Chamber

Memphis' central location allows access to **150+ U.S. metros within a day's drive**, reducing shipping times and costs.

Major distribution facilities from **Amazon, UPS, Nike, and DHL** enhance regional freight traffic and workforce development.



With 11K+ employees,

FedEx's Global Superhub at MEM handles more overnight international freight than any U.S. cargo airport.



Economic Drivers



St. Jude Children's Research Hospital

\$1B Expansion

is among the largest medical campus investments in the region.

HEALTHCARE & BIOSCIENCE

The **St. Jude Children's Research Hospital** \$1 billion expansion is among the largest medical campus investments in the region.

Source: Memphis Medical District Collaborative

Health systems like **Methodist Le Bonheur**, **Baptist Memorial**, and **Regional One Health** continue to expand, driving R&D, outpatient, and logistics needs.

The healthcare sector contributes significantly to Memphis' GDP and real estate absorption through medical office, storage, and fulfillment uses.

Economic Drivers

ADVANCED MANUFACTURING

Memphis ranks among the top 10 U.S. metros for industrial cost advantages, attracting national and international tenants.

Source: CBRE Location Cost Index

A diversified industrial base spans **automotive, agricultural packaging, consumer goods, and aerospace.**

The former **Electrolux site** is now being redeveloped into a high-tech **xAI Supercomputing Center**, signaling next-generation investment in industrial R&D.

KEY EMPLOYERS IN THE REGION



Logistics

30,000+ Employees



Packaging

2,300 Employees



Distribution

2,000+ Employees



Healthcare/R&D

1,500 Employees



Retail

1,200 Employees

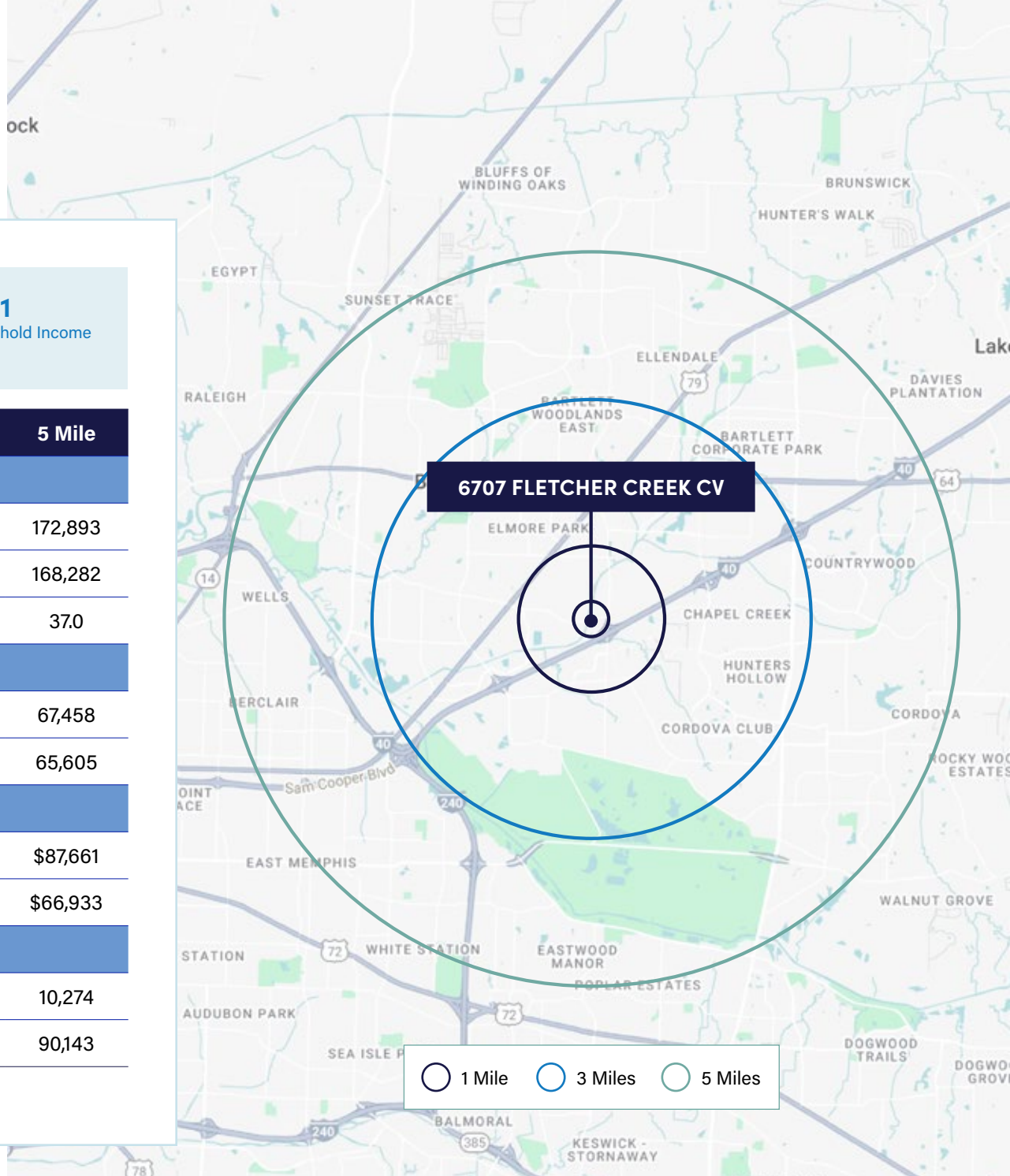
Source: Greater Memphis Chamber, Memphis Business Journal

Demographics

172,8932024 Population
5-Mile Radius**10,274**Total Businesses
5-Mile Radius**\$87,661**Avg. Household Income
5-Mile Radius

	1 Mile	3 Mile	5 Mile
Population			
2024 Population	5,803	62,491	172,893
2029 Population Projection	5,627	60,853	168,282
Median Age	32.7	35.6	37.0
Households			
2024 Households	2,394	25,429	67,458
2029 Household Projection	2,320	24,750	65,605
Income			
Average Household Income	\$52,724	\$72,160	\$87,661
Median Household Income	\$42,321	\$56,752	\$66,933
Daytime Demographics			
Total Businesses	521	4,305	10,274
Total Employees	8,443	40,438	90,143

Source: CoStar



○ 1 Mile ○ 3 Miles ○ 5 Miles

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