

MEMPHIS, TENNESSEE

6707 FLETCHER CREEK COVE

Vacant Industrial Showroom

Ideal for Owner-User or Lease-Up Opportunity

Purpose-Built, Flexible Industrial Showroom

Built in 1992, this property offers 18' clear heights, 2 drive-ins, 1 dock-high door—ideal for warehousing, light manufacturing, or service use.

Delivered Vacant with Owner-User Appeal

Delivered vacant, the asset offers a turnkey opportunity for users or investors, with an efficient single-user layout.

Northeast Memphis Submarket Location

Near Century Center Parkway with easy access to I-40, Whitten Rd, and Appling Farms Pkwy; 18,000+ VPD and 26 mins to Memphis Airport.

Efficient Site Design & Parking

The ±1.41-acre site offers 45 parking spaces, secure fenced storage, and corner access for efficient circulation.

Flexible I-L Zoning

Light Industrial zoning allows diverse uses, ideal for contractors, distributors, and logistics, with front office visibility and rear loading.

Surrounded by Commercial & Employment Drivers

In a busy Northeast Memphis corridor near industrial parks, corporate centers, and freight routes—ideal for logistics.

±1.41 AC
SITE AREA



±21,000 SF
SIZE



ADDRESS

6707 Fletcher Creek Cv, Memphis, TN 38133

SIZE

21,000 SF
- ±9,000 SF Office
- ±12,000 SF Warehouse

PARKING

45 Surface Parking
(15 at front of the building)

OCCUPANCY

Delivered Vacant

ZONING

I-L (Light Industrial)

ACCESS

0.5 miles to I-40

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OFFERED IN CONNECTION WITH

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