



725 Huron | Memphis, TN

445,194 SF

The Offering

JLL is pleased to offer the opportunity to purchase 725 Huron Ave, a 445,194 SF distribution facility situated on 13.77 acres within the North Memphis Industrial Area in Memphis, Tennessee.

The North Memphis Industrial Area is comprised of approximately 500 acres.

The property’s strategic location provides outstanding logistical advantages with easy access to major transportation arteries, including I-69/I-240 and I-40. It is also in close proximity to the International Port of Memphis and the Canadian National and CSX railyards.

With heavy industrial zoning and the potential for reactivated rail spur service, this asset offers significant value for distribution and logistics operators.



Demographics

2024 population

2-miles	5-miles	10-miles
26,073	155,196	453,974

2024 households

2-miles	5-miles	10-miles
11,904	68,293	186,128

Employees

2-miles	5-miles	10-miles
17,144	111,730	231,567

Median household income

2-miles	5-miles	10-miles
42,555	40,619	41,879

725 Huron Ave

The 445,194 SF facility was built in 1965 and has been well maintained, remaining in great condition. The property is well-equipped for distribution. Currently compartmentalized for cotton storage, the building offers operational flexibility for a variety of industrial uses.

Property specifications

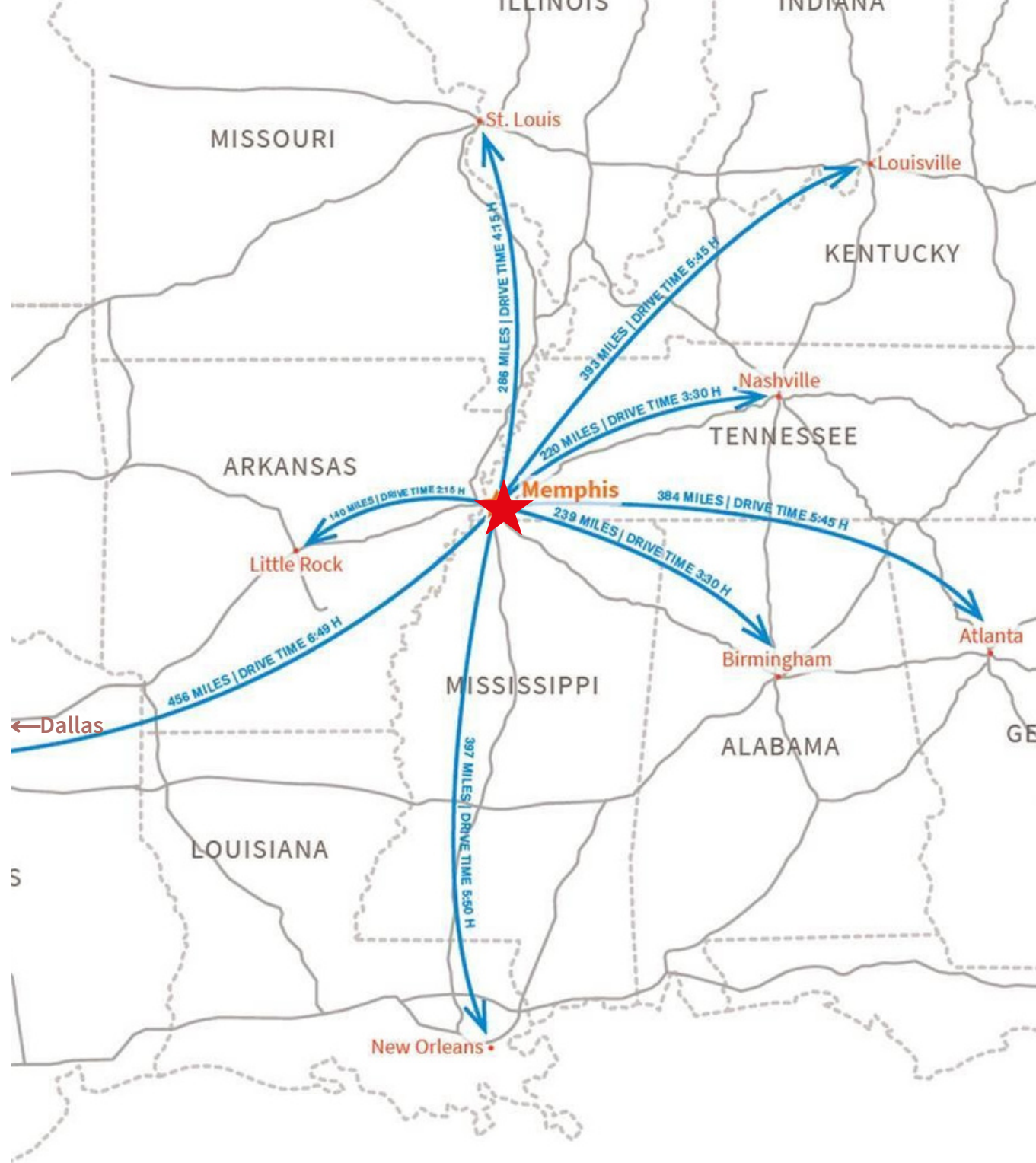
- 445,194 SF
- 13.77 acres
- Built 1965
- 6,486 SF Office
- 30' x 40' & 30' x 50' column spacing
- 34 dock doors
- 2 drive-in doors
- LED lighting with motion sensors
- Class IV sprinkler
- 15 auto parking spaces
- Parcel 600' x 999'
- Parcel square footage 599,400
- Heavy Industrial zoning
- Rail spur functionality will require the appropriate approvals and reactivation by Provider



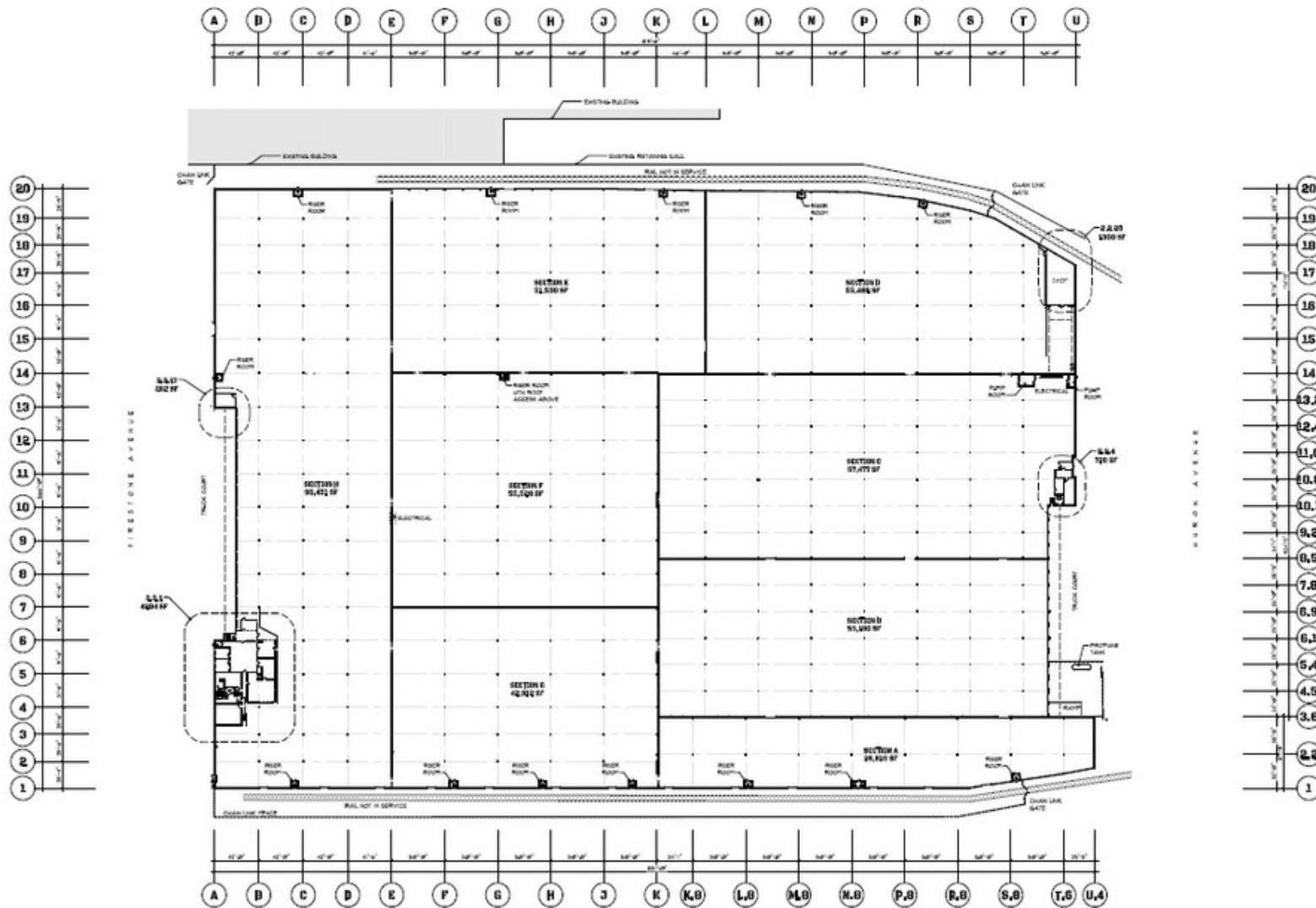
Memphis

Strategically located at the nexus of American commerce, Memphis has rightfully earned the title of “America’s Distribution Center”. The city’s unparalleled connectivity, driven by its world-class air cargo hubs, extensive rail network, major interstate highways, and a prominent inland port, creates a logistics and distribution ecosystem that is second to none.

- #2 busiest cargo airport in the world
- 5 Class 1 railroads
- 3rd Busiest trucking corridor in the US
- 5th largest inland Port in the US



Floor Plan



2.1.1	
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2.1.1	TOTAL BUILDING ASBUILT PLAN
Total, total house 605,226 SQUARE FEET	

ALL DIMENSIONS AND DETAILS FOR THIS FILING
HAVE BEEN TAKEN FROM VISUAL INSPECTIONS OF
AN OCCUPIED FILING. NO ORIGINAL
CONSTRUCTION DOCUMENTS WERE FOUND. THE
GENERAL CONTRACTOR WILL NEED TO RE-VERIFY
SETS, HEIGHTS, DETAILS, AND ALL DIMENSIONS
PRIOR TO INSTALLATION OR PLACEMENT OF ANY
NEW MATERIALS.

ASBUILT
AS OF
9 DEC
2022

Tenant Summary

Chatt Transport is a third-party logistics (3PL) and freight brokerage firm headquartered in Chattanooga, Tennessee. The company specializes in connecting businesses that have shipping needs with a vetted network of transportation carriers across North America.

Their core services cover a wide range of freight requirements, including Full Truckload (FTL), Less-Than-Truckload (LTL), intermodal, and specialized temperature-controlled transport.

Chatt Transport emphasizes reliability, transparent communication, and the use of technology to provide efficient and cost-effective shipping solutions. Their focus is on building strong partnerships with both shippers and carriers to ensure seamless and dependable logistics management for their clients.

Chatt is servicing a solar panel client in this location.

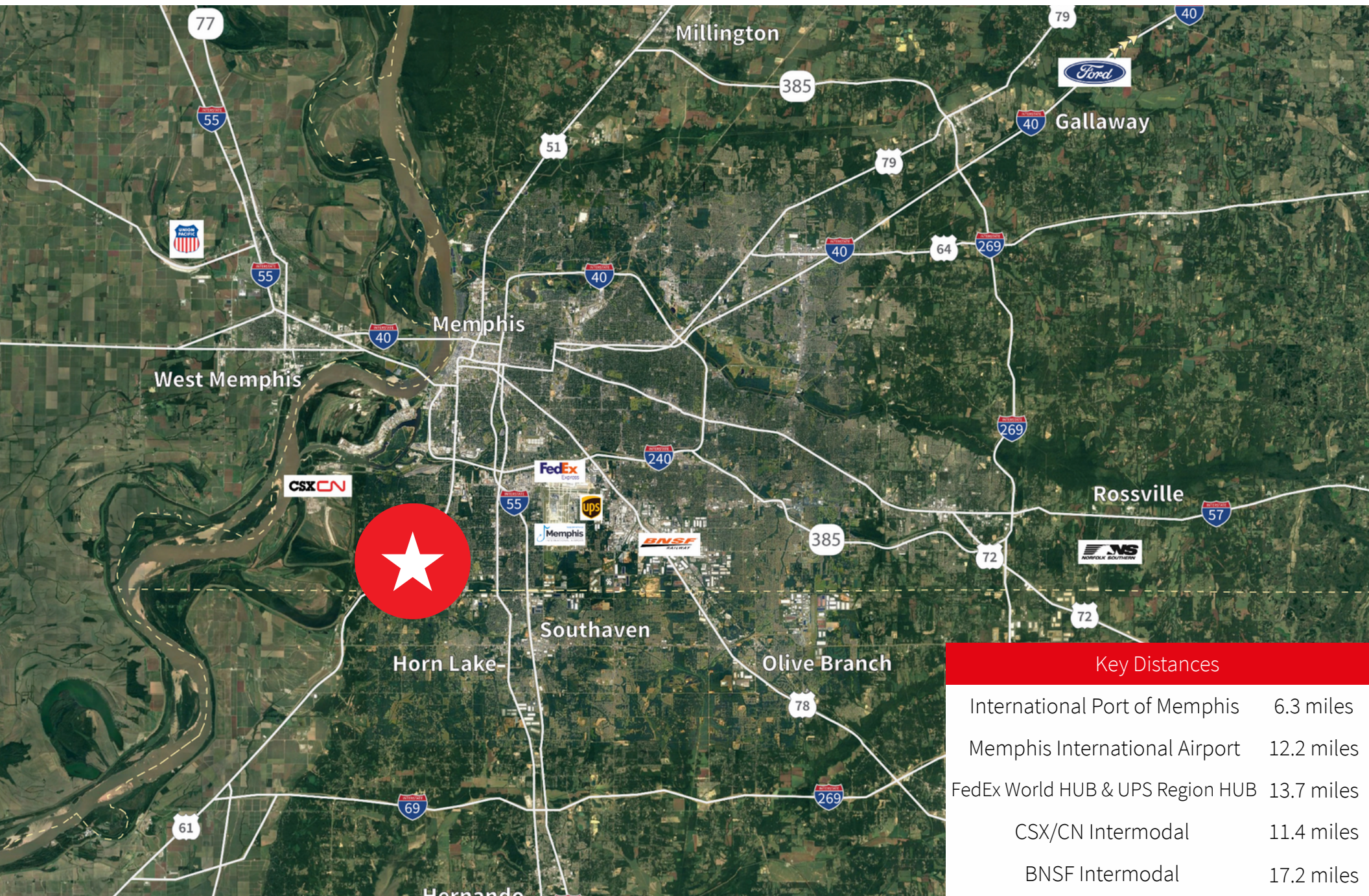


Lease Rate	\$2.50/SF Gross with 3% annual increases Tenant pays all utilities
Term	36 Months Lease expiration is 08/31/2028
Expenses	2024 RE Taxes (City & County) = \$71,371

Building Photos



Aerial Map



Key Distances	
International Port of Memphis	6.3 miles
Memphis International Airport	12.2 miles
FedEx World HUB & UPS Region HUB	13.7 miles
CSX/CN Intermodal	11.4 miles
BNSF Intermodal	17.2 miles

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