

**FOR SALE**  
**3 Building complex**  
**Southeast Memphis**



**3545 Lamar**

**3523, 3541, 3545 Lamar Avenue Memphis, TN 38118**



**3523 Lamar**



**3541 Lamar**

**Building Features:**

3545 Lamar (Office/Retail/Flex):	21,362 Sq. Ft.	BNRR Container Yard – 4 Miles
3523 Lamar (Office):	17,170 Sq. Ft. (two stories)	FedEx Hub – 2 Miles
3541 Lamar (Shop):	8,100 sq. ft.	Memphis Int'l Airport – 3 Miles
Land:	2.62 Acres	Interstate 240 – 1 Mile
Zoning:	EMP (Light Industrial)	
County & City Taxes 2021:	\$21,665	
Daily Traffic Count:	31,000 Vehicles Daily	

**Memphis**

**Commercial  
& Industrial**

***Exclusive Agent***

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