

5570 Old Highway 78 • Memphis, Tennessee
Industrial Asset • 12,074+/- SF
Investment Opportunity
Executive Summary



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The Offering

Colliers International | Memphis is pleased to present the opportunity to acquire a single tenant net leased industrial offering. Located at 5570 Old Hwy 78 in Memphis, Tennessee, the offering consists of a 12,074 sf industrial facility 100% leased to Xylem Dewatering Solutions, Inc., d/b/a/ Godwin Pumps of America. Godwin, a Xylem brand, offers a broad product line of fully automatic self-priming pumps used in temporary and permanent applications. With a full range of diesel and electric pumps available to purchase or rent, Godwin pumps are used for dewatering and liquids transfer in mining, construction, municipal and industrial projects around the world.

Located in the southeast submarket of the Memphis MSA. This free-standing building was originally developed in 1996. The building is situated on 5+/- acres which is fenced and paved with a soil cement crushed limestone lot. The subject property is well positioned inside one of the largest complexes located 19 miles from the Memphis International Airport and the Federal Express Hub.

Investment Highlights

- › Single tenant net lease industrial building
- › Strong parent company, Xylem, Inc. (XYU), with \$4.5 billion in 2016 revenue
- › New lease through 2024 with \$0.50 psf rental bump Month 61
- › Free span warehouse with updated office
- › Fenced truck court on 5+/- acres
- › Tenant invested \$300,000+/- to clear lot and level 2.0 acres

Summary

PROPERTY OVERVIEW:

Size:	12,074+/- square feet
Land:	5.00+/- acres
Type:	Industrial
Buildings:	One (1)
Year Built:	1996
Loading:	Dock-high loading
No. of Tenants	One (1)
Construction:	Metal with brick facade
Clear Height:	20' to 26'

ECONOMICS:

Offering Price:	\$1,095,000
NOI:	\$91,762.44
Cap Rate:	8.38%
Terms:	As-Is
Occupancy:	100%

