

480 Airport Industrial Drive • Southaven, Mississippi
Medical Office • 9,850+/- SF
Investment Opportunity
Executive Summary



PRESENTED BY:

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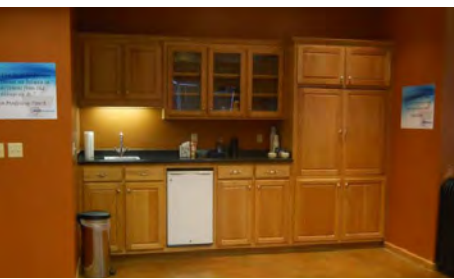
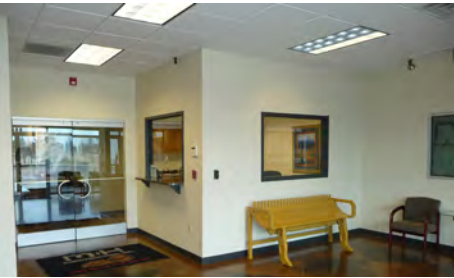
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The Offering

Colliers International Memphis is pleased to present this opportunity to acquire a single tenant, net leased medical office building. Located at 480 Airport Industrial Drive in Southaven, Mississippi, the offering consists of a 9,850 square foot facility that is 100% leased to Genoa Healthcare, LLC. Headquartered in Tukwila, Washington, Genoa Healthcare is the largest provider of pharmacy, telepsychiatry and medication management services for individuals with complex health conditions.

Located in the DeSoto County submarket of the Memphis MSA, this free-standing building was originally developed in 2004. The building is situated on 3.3 +/- acres, which is fenced and paved. The subject property is well positioned in the market and located half a mile from I-55, 2 miles from Baptist Memorial Hospital – DeSoto and 5 miles from the Memphis International Airport.

Investment Highlights

- › Single tenant net lease medical office building
- › Strong credit tenant, Genoa Healthcare, LLC
- › New lease through 2023 with 2.50% annual increases

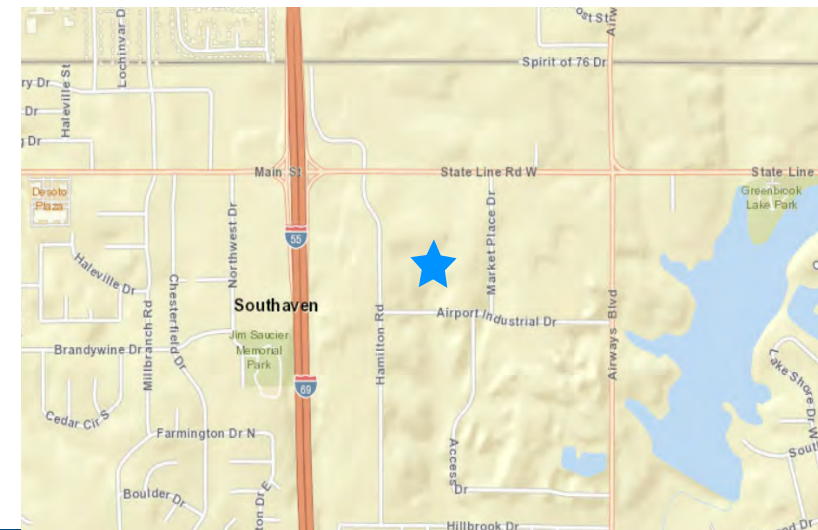
Summary

PROPERTY OVERVIEW:

Size:	9,850+/- square feet
Land:	3.35+/- acres
Type:	Office / Medical
Buildings:	One (1)
Year Built/Renovated:	2004 / 2013
No. of Tenants	One (1)
Construction:	Wood Frame, Brick Veneer Office Bldg.

ECONOMICS:

Offering Price:	\$1,525,000
Year One NOI:	\$123,125
Cap Rate:	8.01%
Lease Expiration:	March 31, 2023
Year One PSF:	\$12.50 per SF NNN
Rent Increases:	2.50% annual base rent increases



Building Floorplan



Aerial

