

9113 Macon Road • Memphis, Tennessee  
Industrial Asset • 35,000+/- SF  
Investment Opportunity  
Executive Summary



PRESENTED BY:

**Hunter Adams**

+1 901 375 4800 | Ext. 4915

EMAIL [hunter.adams@colliers.com](mailto:hunter.adams@colliers.com)

**Andy Cates, SIOR**

+1 901 375 4800 | Ext. 4907

EMAIL [andy.cates@colliers.com](mailto:andy.cates@colliers.com)





## The Offering

On behalf of Ownership, Colliers International Memphis is pleased to present the opportunity to acquire this 100% fully occupied facility located at 9113 Macon Road in Memphis, Tennessee.

This property is a finely constructed, concrete-tilt industrial building located in the Northeast submarket of the Memphis Metro area. Originally built in 1997 as a single tenant building for S/G Electronics, this 35,000 square foot facility is situated on 4.31 acres and features 27' foot clear heights. Being located in the Northeast submarket and outside of the Memphis city limits, the area commands the highest industrial rents in the entire Memphis market, and the owner only pays county taxes. The building was built with multiple tenants in mind, and is currently occupied by two tenants on long term leases. The property sits on the outskirts of the Cordova Industrial Park, and is located in one of the safest areas of Metro Memphis with easy access to I-40, Hwy. 64 and I-269.

## Investment Highlights

- › Excellent industrial building in Northeast Submarket
- › At 100% occupancy, the offering presents tremendous upside potential for investors
- › Reception areas with private offices and restrooms
- › Versatile loading opportunities with separately metered spaces and in-place high density sprinkler system
- › The location offers ease of access to major transportation arteries including I-40, Highway 64, TN-385, I-269, and Highway 70.
- › Ample acreage for building expansion
- › Located in a well performing submarket with a current vacancy rate of 5.5%, the Northeast submarket has proven to be a preferred location for a diverse group of tenants based upon its convenient access to transit corridors and an educated workforce.

## Summary

### PROPERTY OVERVIEW:

Size:	35,000+/- square feet
Land:	4.31+/- acres
Type:	Industrial
Zoning:	Light Industrial (EMP)
Year Built:	1997
Loading:	Six (6) dock-high doors; Two (2) grade level doors
No. of Tenants	Two (2)
Parking:	56 auto parking with large truck court

### ECONOMICS:

Offering Price:	\$2,950,000
Current NOI:	\$280,839.25
Cap Rate:	9.52% Current
Terms:	All Cash; As-Is
Occupancy:	100%

