



# Tennova Healthcare Office Building

## Investment Opportunity

257 BANCORPSOUTH PARKWAY, JACKSON, TN 38305

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**FOR SALE**

**257 Bancorpsouth Parkway, Jackson, TN 38305**

## PROPERTY OVERVIEW



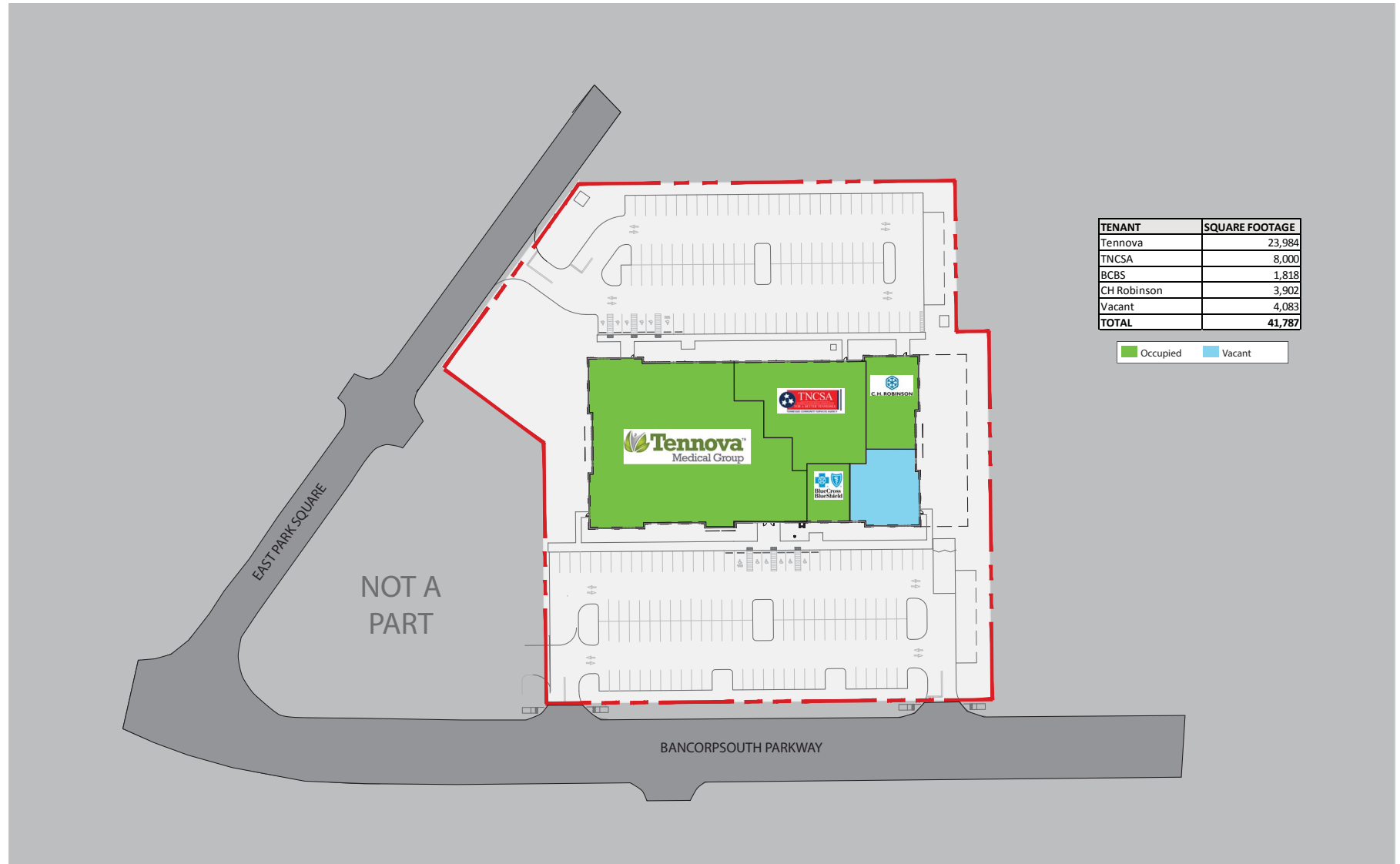
Property Name	Tennova Office Building
Address	257 Bancorpsouth Parkway, Jackson, TN 38305
Site Acreage	4.34 acres
GLA	41,787
Flood Zone	Not within a 100-year flood plain
Parking Spaces	215
Number of Buildings	1
Number of Floors	1
Year Built	2012
Number of Units	5
Signage	Internally illuminated monument sign
Zoning	SC - 1, Planned Unit Development
Access	Three curb cuts provide access along the eastern property boundary
Superstructure	Silver LEED Certification - steel frame construction
Foundation Type	Slab
Exterior Facade	Masonry walls
Roof	Standing seam metal roof with 15-year warranty
Fire Sprinklers	Fully sprinklered
Interior	Combination of private offices, open workspace areas, break rooms, conference rooms, restrooms and storage areas. Commercial grade carpet, vinyl and ceramic tile floor coverings, sheetrock walls and a drop acoustical ceiling with recessed fluorescent lighting. Ceiling height is 10 feet. Doors are solid wood with metal framing.
Mechanical	There is a \$360,000 roof mounted solar panel system providing 72KW of renewable power that is designed to provide approximately \$22,000 in revenue annually.

**SALE PRICE: \$6,326,000**

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## SITEPLAN





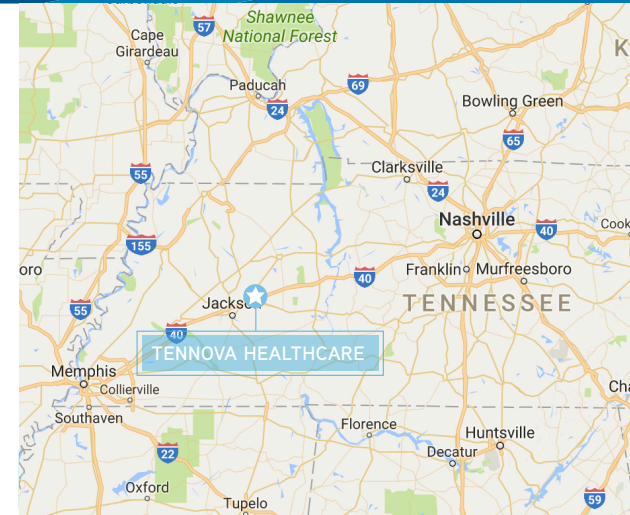
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## PROPERTY AERIAL



Interstate I-40 Traffic Count: 43K



## CONTACT US

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