

AVAILABLE > 15,000 SF



Industrial Warehouse

12637 CYPRESS CREEK DRIVE, EADS, TN 38028



Colliers International Memphis is pleased to present this listing at 12637 Cypress Creek Dr. Eads, TN, which is located in the Northeast Industrial Submarket of the Memphis MSA. This free-standing building was originally developed in 2008 for Scott's Lawncare, who has been the only tenant in the building. This is the first time it has been offered for sale or lease to the public. The building is 15,000 SF and sits on 2.13 acres with four (4), oversized, drive-in doors, and one (1) dock door. With close proximity to the new I-269 outer loop of Memphis, this location sets up perfectly for anyone seeking access to eastern Shelby County and the surrounding suburbs of Arlington, Collierville, and Lakeland



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12637 Cypress Drive, Eads, TN 38028



Property Description

- | | | | |
|-----------------------|---------------|-----------------------|------------------------|
| › Total Square Feet: | 15,000 SF | › Dock Doors: | One (motorized) |
| › Warehouse: | 11,500 SF | › Drive-in Doors: | Four (motorized) |
| › Office Area: | 3,500 SF | › Column Spacing: | 50' x 50' |
| › Acreage: | 2.13+/- | › Electric: | 3-phase 400amps |
| › Year Built: | 2008 | › Warehouse Lighting: | Sodium Vapor |
| › Structure Exterior: | Masonry | › Roof: | Metal |
| › Clear Height: | 20' | › Zoning: | M-1 Light industrial |
| › Fire Protection: | Wet sprinkler | › Parking: | 62 auto parking spaces |
| › Building Depth: | 100' x 150' | › Restroom(s): | Two (one shower) |

BUILDING PHOTOS



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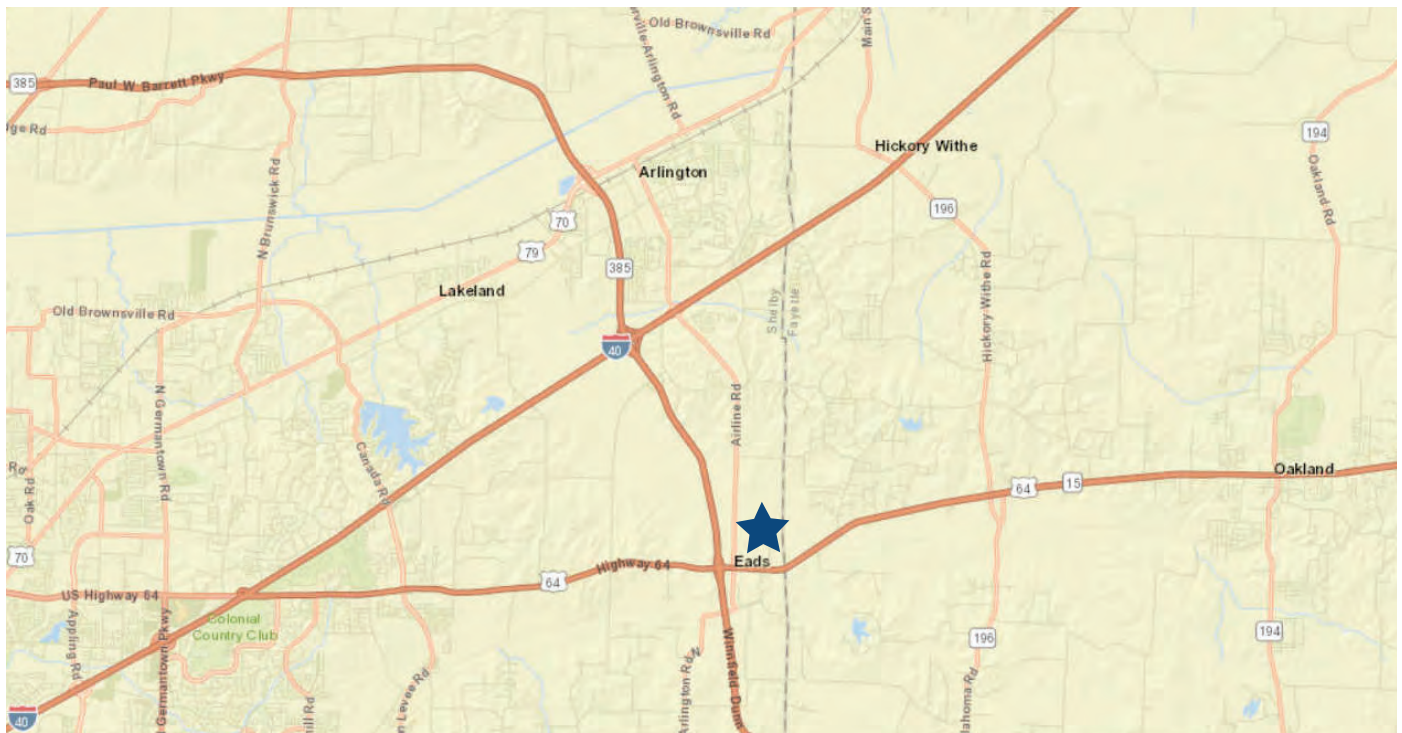
Area Highlights

12637 Cypress Creek Dr. is located in the Northeast Submarket of the Memphis Industrial/Flex market which is by far the strongest Flex submarket in the city. With average Flex rates of \$9.00 per square foot and Industrial rates of \$6.10 per square foot, this property stands to produce an excellent source of income for any potential investor. From an owner/user standpoint, this property will hold its value very well and will likely increase in value as the area around it continues to develop and grow. Because of the new I-269 loop, access to all of the Memphis MSA has been dramatically improved for this area; and with that, any user will have a safe, quiet property while also having shorter drive times to their service areas.

Existing Properties: Q4 2017

Northeast Memphis	# of Buildings	Total Inventory (SF)	Total Vacant (SF)	Vacancy Rate Current QTR (%)	Absorption Current QTR (SF)	Absorption YTD (SF)	Average Rental Rate
Flex	102	2,663,547	431,415	16.2%	(2,049)	(65,604)	\$9.00
Warehouse	223	9,825,081	429,845	4.4%	(56,150)	(7,006)	\$6.17
Total	325	12,488,628	861,260	6.9%	(54,101)	(72,610)	\$7.76

Location Map



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