

5970 Macon Cove • Memphis, Tennessee  
Industrial Asset • 12,084 +/- SF  
Investment Opportunity  
Executive Summary



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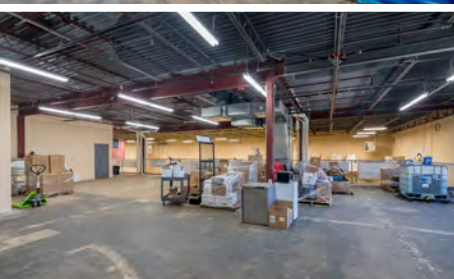
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## The Offering

Colliers International | Memphis is pleased to present the opportunity to acquire a single tenant net leased flex/showroom property. Located at 5970 Macon Cove in Memphis, Tennessee, the offering consists of a 12,084 +/- sq. ft. facility on 2.48 acres, 100% leased to SiteOne Landscape Supply, Inc. SiteOne Landscape is the largest and only national wholesale distributor of landscape supplies in the United States and has a growing presence in Canada. Its customers are primarily residential and commercial landscape professionals who specialize in the design, installation and maintenance of lawns, gardens, golf courses and other outdoor spaces. SiteOne has approximately 477 locations in 44 states and five provinces and employs 2,800+ associates. SiteOne's 2018 net revenue was \$2.11 billion.

Located in the northeast submarket of the Memphis MSA, this free-standing building was originally developed in 1993 as an entertainment venue. Prior to SiteOne's occupancy, the building went through a significant renovation in 2016, which included a new TPO roof, new 12.5 ton and 7.5 ton HVAC units, T-5 lights in the warehouse, new sprinkler system and new site work around the property. The subject property is highly visible from I-40 and located within a 15-minute drive of the entire Memphis MSA.

## Investment Highlights

- › Single tenant NN lease building
- › Strong credit tenant: SiteOne Landscape Supply (SITE) with \$2.11 billion in net revenue in 2018
- › Newly renovated building with minimal landlord responsibilities
- › Ideal location directly on Interstate 40 offers visibility and convenient access

## Summary

### PROPERTY OVERVIEW:

Size:	12,084 +/- square feet
Land:	2.48 +/- acres
Type:	Showroom / Flex
Parcel ID:	089014 00208
Year Built:	1993 / renovated 2016
Clear Height:	24'1"
Zoning:	EMP (light industrial)
Landlord Responsibility:	Roof and building structure (roof is under 20-year factory warranty)

### LEASE STRUCTURE & ECONOMICS:

Lease Type:	Double Net
Lease Expiration:	11/20/2023
Current NOI:	\$138,100
Terms:	As-Is
Occupancy:	100%

