

FOR SALE LOGISTICS SPACE



CUSHMAN &
WAKEFIELD



COMMERCIAL
ADVISORS

2852 LAMB PLACE

Memphis, TN 38118

100%
LEASED



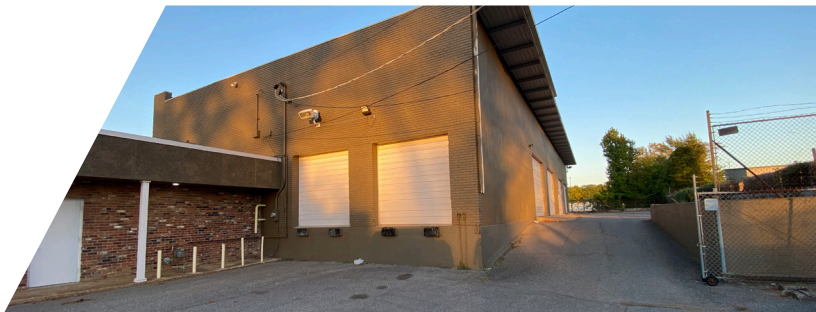
PROPERTY HIGHLIGHTS

- Approximately 9,960 SF of turnkey industrial space
- 1,800 SF office
- 8,160 SF warehouse
- 0.65 acre fenced lot
- (2) 8 x 10 dock doors
- (1) 12 x 16 grade level door
- (5) drive-in doors
- 20 Surface parking spaces
- New LED lighting throughout warehouse
- Approximate 20' ceiling height, 20' column spacing



INVESTMENT HIGHLIGHTS

- Purchase Price: \$850,000
- Cap Rate: 7.75%
- Single-Tenant: Artesian Bottleless Water
- Lease: April 1, 2023 – March 30, 2026



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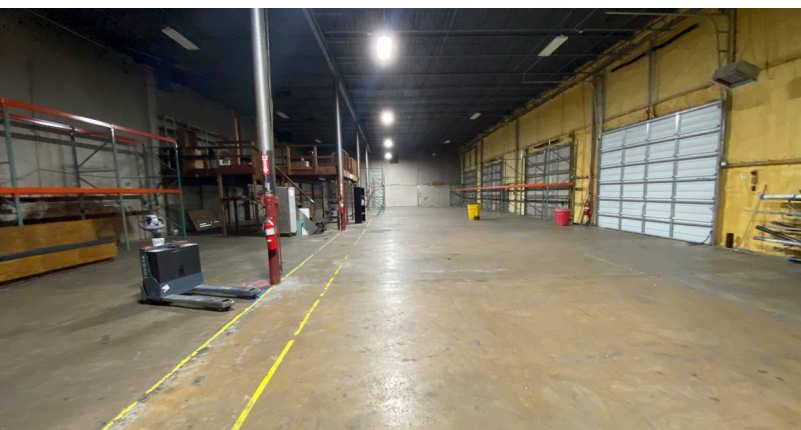
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THE PROPERTY



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Subject Property



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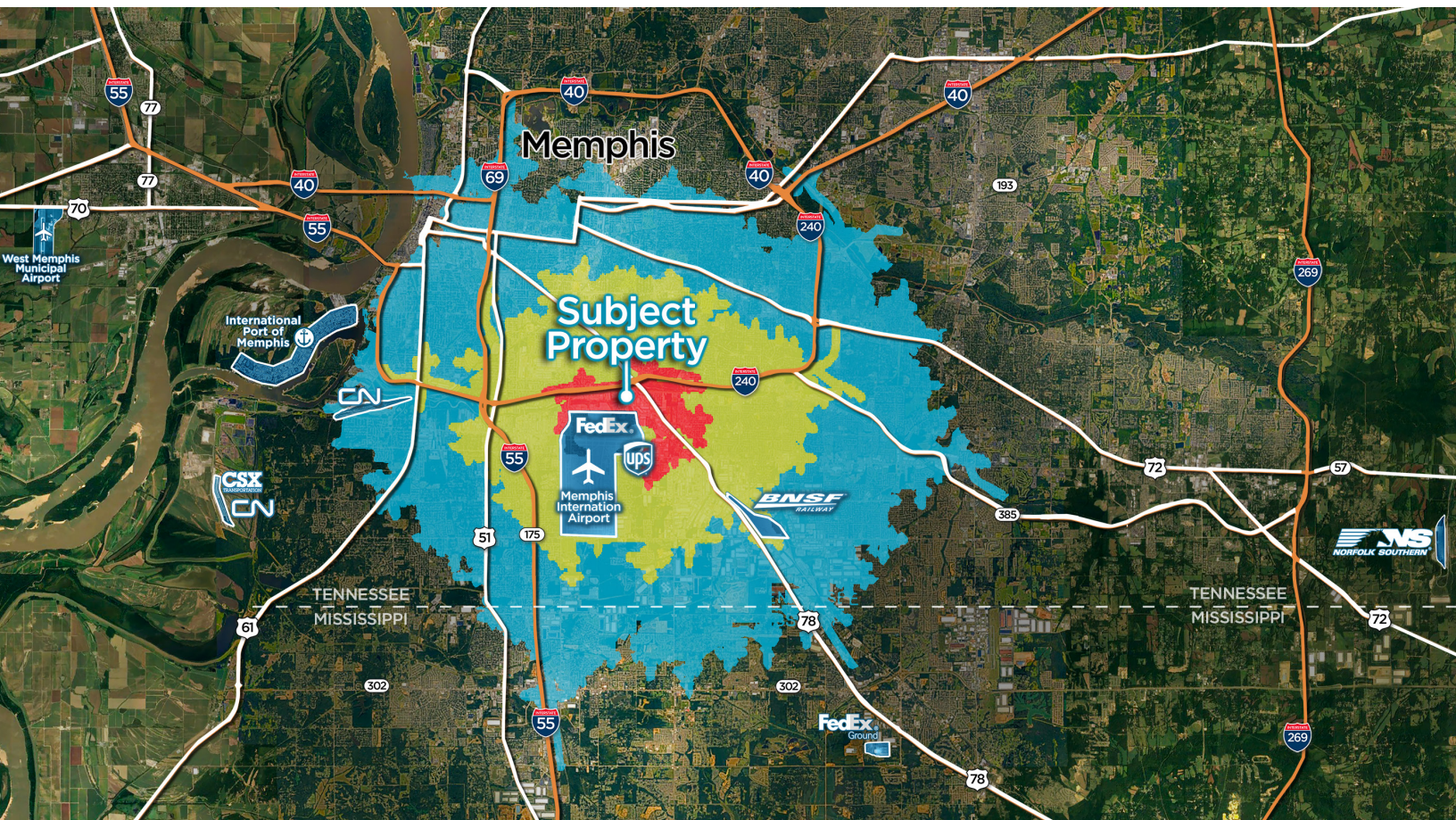
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DRIVE TIME MAP



Greater than 90% of the world's GDP is within 72 hours of Memphis
75% of the U.S. population is within a 2 day drive (22 hours)



5 MINS
10 MINS
15 MINS

5
MINS
3
MILES

16
MINS
6
MILES

16
MINS
12
MILES

10
MINS
8
MILES

35
MINS
28
MILES

21
MINS
13
MILES

45
MINS
44
MILES

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PRIME LOCATION



WHY MEMPHIS, TN

Within 48 hours of approx. **70%** of the entire US population



1st

Largest Cargo Airport in the US



3rd

Busiest Trucking Corridor



5

Class 1 Railroads



5th

Largest Inland Port in the US

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