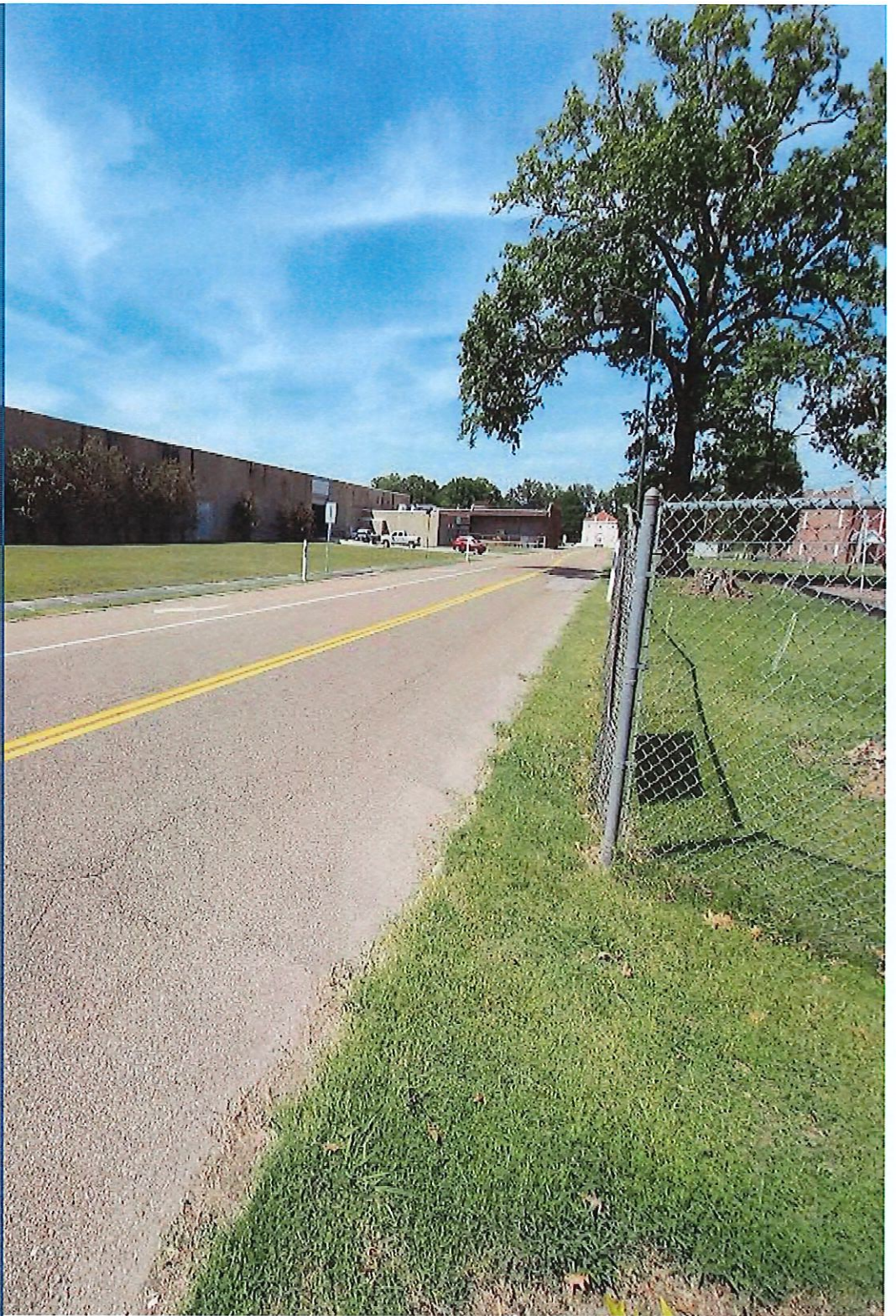




COLDWELL BANKER  
SOUTHERN REALTY



Warehouse Property  
For Lease

For More Information:

**Keith E. Moffitt**

731-616-7776

[kmoffitt@usit.net](mailto:kmoffitt@usit.net)

South Jackson Tennessee

105 South Missouri Street, Jackson, TN 38301





## COLDWELL BANKER SOUTHERN REALTY

### Table of Contents

---

PROPERTY INFORMATION	3
PROPERTY DETAILS	6
PROPERTY HIGHLIGHTS - PHOTOS	7
LOCATION INFORMATION	9
FINANCIAL ANALYSIS	
DEMOGRAPHICS	

### DISCLAIMER

---

PARTIES SHALL CONDUCT IT'S OWN INDEPENDENT DUE DILIGENCE AND/OR INVESTIGATION OF THE SUBJECT PROPERTY.

Information and/or materials or data from any sources, whether verbal or written, that are provided for review shall not be a substitute for the parties performing their own due diligence of those matters of significance to said parties. Coldwell Banker Barnes and/or any of its agents, or affiliates makes no representations or warranties, expressed or implied, as to the accuracy or completeness of any information or materials provided herein or otherwise. Parties shall verify that the subject property is suitable for their intended use. Coldwell Banker Barnes and/or any of its agents, or affiliates makes no representations as to the condition of the property, compliance or non-compliance with applicable governmental requirements, applicable current zoning Regulations or other local governmental requirements or restrictions, or any and all other such matters. Concern as to the condition of the property or other concerns should be discussed with the appropriate engineers, architects, consultants, professional contractors, or any other regulating and/or governmental agencies.

Parties now under contract of sale, or contemplating a contractual agreement of the subject property shall independently verify all information provided and to conduct such inspections or investigations of the subject property that are of significant concern to the parties. Coldwell Banker Barnes and/or any of its agents, or affiliates makes no representation as to the value, present or future, or as to the financial performance of the subject property. Any present or future financial performance may change due to the parties actual or intended use of the property and the management of the property.

Tax questions or consequences of sale or purchase of the property, or legal questions should be discussed with the parties attorney and/or tax advisors. Questions concerning the title of the property should be discussed with the parties attorney or a title officer.

All properties and services that are provided by Coldwell Banker Barnes and its affiliates are in compliance with all applicable fair housing and equal rights opportunity laws.

South Jackson Tennessee

105 South Missouri Street, Jackson, TN 38301



**COLDWELL BANKER**  
**SOUTHERN REALTY**

# PROPERTY INFORMATION

For More Information:

**Keith E. Moffitt**

731-616-7776

[kmoffitt@usit.net](mailto:kmoffitt@usit.net)

South Jackson Tennessee

105 South Missouri Street, Jackson, TN 38301





## COLDWELL BANKER SOUTHERN REALTY

### Summary

---



---

#### OFFERING SUMMARY

**Lease Price:** \$ 3.50 Sq.Ft/Yr..  
**Building Size:** 189,600 SF  
**Available SF:** 179,600 SF  
**Lot Size:** 8.4 Acres  
**Number of Units:** 1  
**NOI:**  
**Cap Rate:**  
**Price / SF:** \$3.50 Sq.Ft/Yr..  
**Year Built:** 1965

---

#### PROPERTY SUMMARY

This is a free standing concrete tilt-up building built in 1965 and in good condition. Building has industrial slab concrete floor with 8 loading docks and 2 drive-in doors, one (1) truck well. Building is heated by suspended ceiling gas units. Has Dry sprinkler system thru-out. Security fencing for back loading area. Building is constructed via 12 separated areas, each containing 10,000 sq. ft. (100' x 100'). Has in addition a 400' x 110' back area and a side area of (60' x 300') and 60' x 60' for 3600 sq. ft. Front office area is approximately 5,000 sq. ft.

Fiber Optics is available through Jackson Energy Authority.

**For Lease:** Present space "for lease" is 179,600 sq. ft. i.e. 11 x 10,000 sq ft, (-1,000 sq.ft. office baths) plus 44,000 sq. ft plus 18,000 sq. ft plus 3600 plus the office of 5,000 sq. ft. .

South Jackson Tennessee

105 South Missouri Street, Jackson, TN 38301





**COLDWELL BANKER**  
**SOUTHERN REALTY**

Property Description



**PROPERTY DESCRIPTION**

This is a free standing concrete tilt-up building built in 1965 and in good condition. Building has industrial slab concrete floor with 8 loading docks and 2 drive-in doors, one (1) truck well. Building is heated by suspended ceiling gas units. Has Dry sprinkler system thru-out. Security fencing for back loading area. Building is constructed via 12 separated areas, each containing 10,000 sq. ft. (100' x 100'). Has in addition a 400' x 110' back area and a side area of (60' x 300') and 60' x 60' for 3600 sq. ft. Front office area is approximately 5,000 sq. ft.

**LOCATION DESCRIPTION**

The property is located just off State Highway 45 South with pretty quick access to Interstate 40 on the near north side of Jackson via a by-pass around Jackson.

South Jackson Tennessee

105 South Missouri Street, Jackson, TN 38301





## COLDWELL BANKER SOUTHERN REALTY

### Property Details

#### GENERAL INFORMATION

Property Type:	Warehouse
Property Subtype:	Free Standing Concrete
Utilities:	Public
Unit/Lot Topography:	Level
Property on Corner:	Yes
Signage:	At building front
Property Land Size:	8.4 Acres
Year Built:	1965
Parking spaces	25
Zoning	Industrial
Total Building SF:	189,600
Street Type:	City Paved.
City Taxes:	\$
County Taxes:	\$
Handicap Access:	Yes
Leed Certified:	No

#### OCCUPANCY INFORMATION

Tenancy:	Ingram Pub, till Oct. 31, 24'
NOI:	
Cap Rate:	
Occupancy %:	

#### BUILDING INFORMATION

Property Name:	South Jackson Area
Property Address:	105 S. Missouri Street
City, State, Zip:	Jackson, TN. 38301
County:	Madison
Intersection signal:	No
Type Construction	Concrete tilt-up
Type of Roof	vinyl
Ground Level Doors:	2
Dock Doors:	8
Ceiling Height:	20 +
Office space SF:	5,000
Sprinkler System Type:	Dry System
Building Heated:	Suspended ceiling
Building Insulated:	No

#### UTILITIES & AMENITIES

Gas / Propane:	Yes
Electricity:	Yes
Water:	Yes
Sewer / Septic:	Yes
Telephone:	Yes
Cable:	No
Internet Access:	Yes
Fire Interior Sprinklers:	Yes
Grass / Scrubs Irrigation:	No
Fiber Optics available:	JEA
Freight Elevator:	No
Security Guard:	No

South Jackson Tennessee

105 South Missouri Street, Jackson, TN 38301



**COLDWELL BANKER**  
**SOUTHERN REALTY**

## Property Highlights - Photos



5 Dock doors on south end of building and 2 dock doors on North end of building. 1 Truck well at rear of building.



1 dock door at front of the building and Drive-in right side of the office area.



Office area in front of building with approximately 5,000 sq. ft. and bathrooms.

South Jackson Tennessee

105 South Missouri Street, Jackson, TN 38301





**COLDWELL BANKER**  
**SOUTHERN REALTY**

## LOCATION INFORMATION

For More Information:

**Keith E. Moffitt**

731-616-7776

[kmoffitt@usit.net](mailto:kmoffitt@usit.net)

**South Jackson Tennessee**

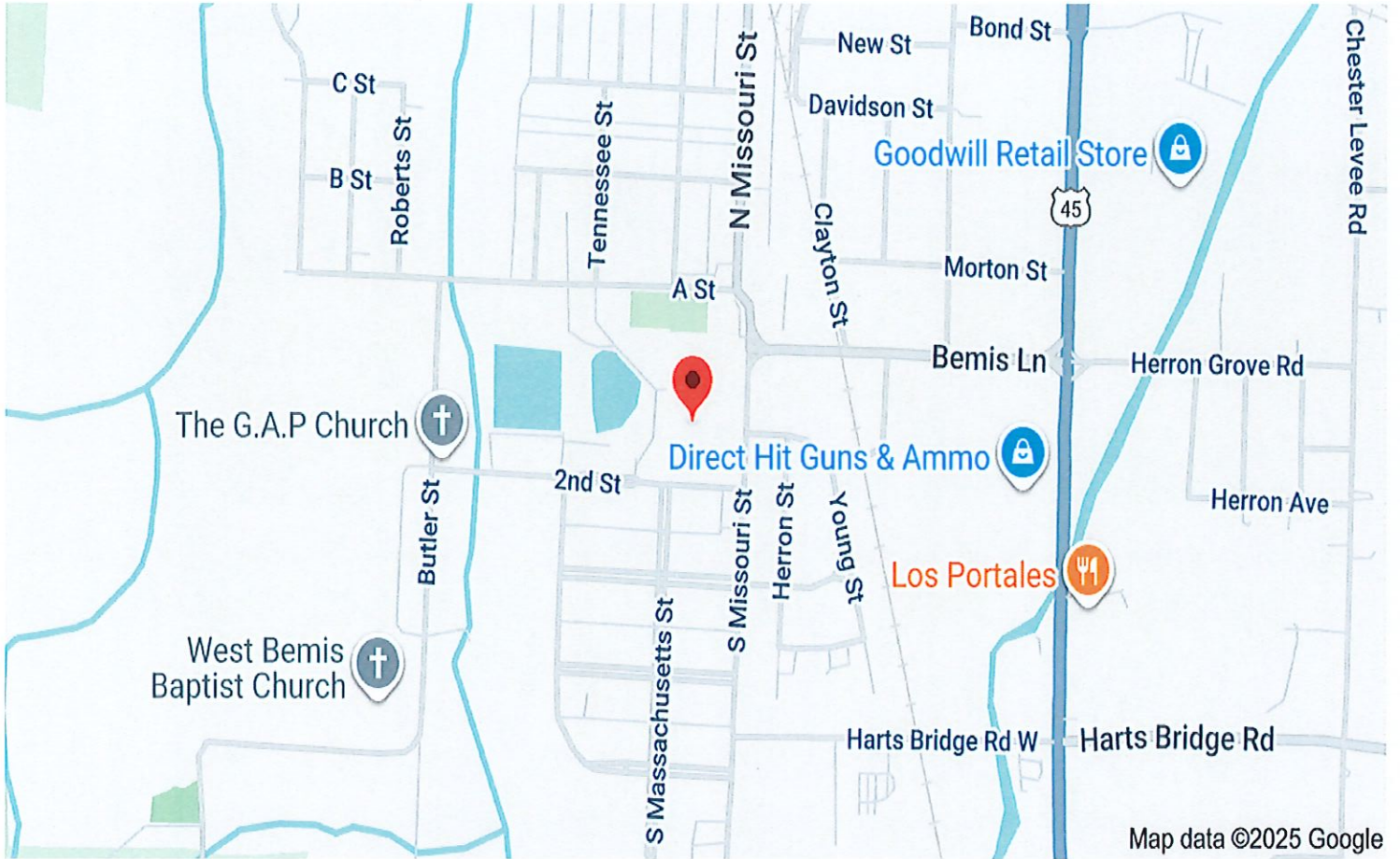
105 South Missouri Street, Jackson, TN 38301





**COLDWELL BANKER**  
**SOUTHERN REALTY**

LOCATION MAP



South Jackson Tennessee

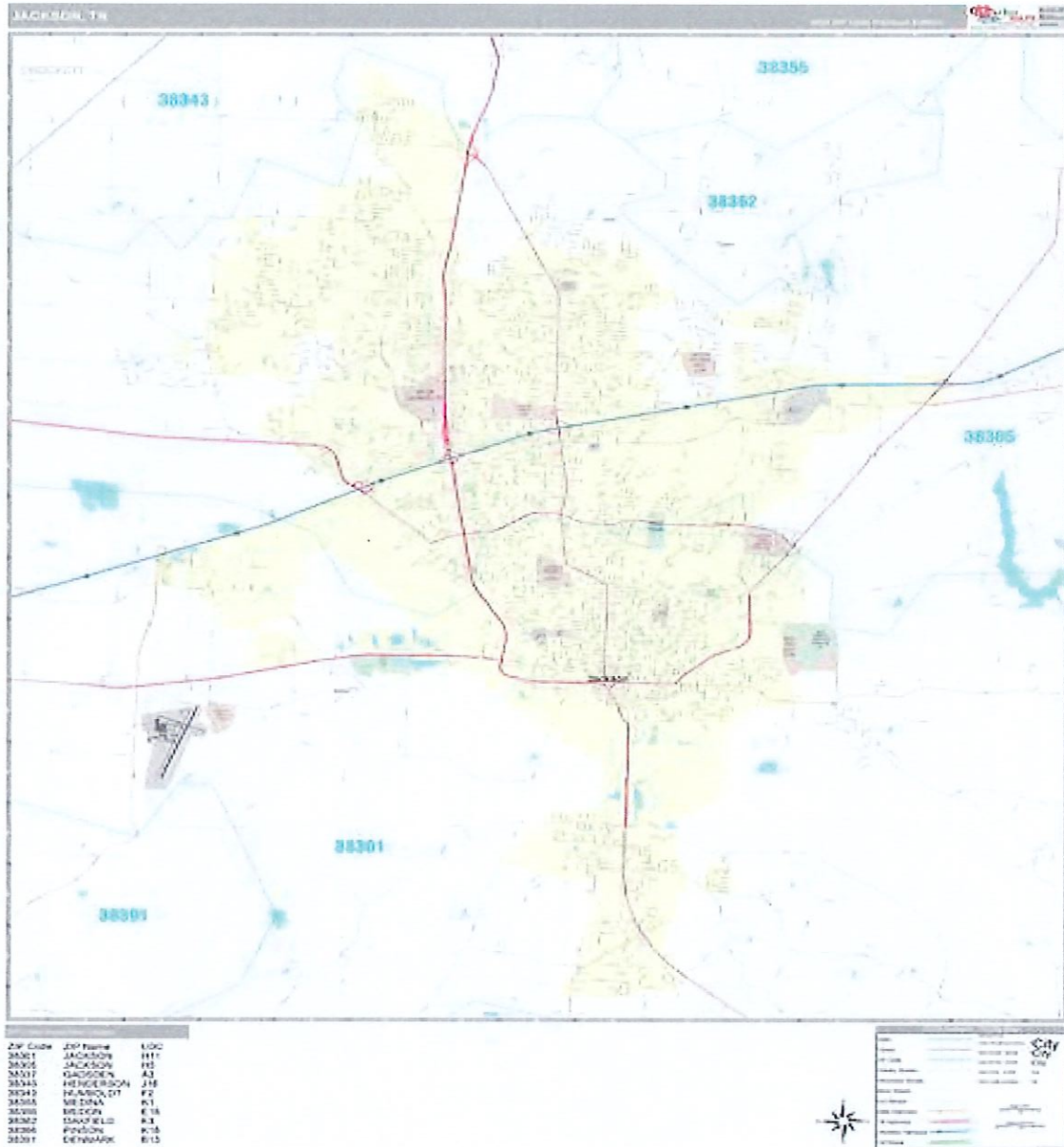
105 South Missouri Street, Jackson, TN 38301





**COLDWELL BANKER**  
**SOUTHERN REALTY**

**AREA MAP**



**Bonwood Industrial Park**

115 Bonwood Drive, Jackson, TN 38301