OFFERING SUMMARY

5710-5730 SUMMER TREES DR.
MEMPHIS, TN 38134

5669 SUMMER AVE
MEMPHIS, TN 38134

ENSAFE

100% LEASED OFFICE INVESTMENT OPPORTUNITY

CUSHMAN & WAKEFIELD | COMMERCIAL ADVISORS

5710-5730 SUMMER TREES DR.
MEMPHIS, TN 38134

5669 SUMMER AVE
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CUSHMAN & WAKEFIELD | COMMERCIAL ADVISORS

THE OFFERING

OFFERING SUMMARY

NOI	$547,224
SIZE (SF)	51,610
ACRES	7.41
SUBMARKET	Northeast
NUMBER OF TENANTS	1
OCCUPANCY	100%

PROPERTY SPECIFICATIONS

TAX PARCEL ID	089001 00060C, 089001 00048C
ASSET CLASS	INDUSTRIAL/OFFICE
BUILDING SIZE	51,610 SF (FLOOR PLANS AVAILABLE IN DEAL VAULT)
ACRES	7.41
CLASS	B
YEAR BUILT	1976-1995; RENOVATED 2017
# OF STORIES	1
PARKING SPACES	172

PARKING RATIO	3.33/1,000 SF
CLEAR HEIGHT	N/A
LOADING DOCKS	N/A
DRIVE-IN DOORS	N/A
HVAC	100% HVAC
ROOF	SUMMER TREES DR: LOW SLOPE TPO; REPLACED 2017 SUMMER AVE: PITCHED METAL; REPLACED 2010"
ELEVATORS	NONE

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PROPERTY POSITIONING

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CORPORATE NEIGHBORS

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PROPERTY HIGHLIGHTS

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PROPERTY HIGHLIGHTS

Modern campus feel

Backup generator provides power to Building 1 – Generac 100 kW / 521 amps

Positioned in the midst of Summer Avenue revitalization

EnSafe has been headquartered in this location since 1990

TENANT INFORMATION - ENSAFE

greenmt.com

EnSafe Inc. provides environmental, health and safety, engineering, and technology solutions consultancy services. The firm offers environmental management and planning solutions in the areas of compliance auditing, cost estimating, due diligence/merger and acquisition support, emergency response and preparedness, environmental compliance and management systems, environmental training, air quality and permitting, hazardous and solid waste permitting and compliance, water permitting, environmental site assessments, and regulatory interpretation/negotiations. EnSafe Inc. also provides design engineering solutions, including land development, site planning, and landfill design.

[ENSAFE IN THE NEWS (ensafe.com)](ensafe.com)

MEMPHIS OVERVIEW

MEMPHIS: AMERICA'S DISTRIBUTION CENTER

Located on the banks of the Mississippi River in the southwestern corner of Tennessee, Memphis is the centerpiece of the "Mid-South", a region with exceptional logistical connectivity within the U.S. The Memphis MSA is a ten-county area which encompasses portions of southwest Tennessee, northern Mississippi, and eastern Arkansas. With an estimated population of 1,346,500 and a workforce of approximately 652,000, Memphis offers a diverse, robust economic climate which is extremely attractive to both corporations and employees alike. Memphis is a critical distribution and logistics hub fueled by the FedEx World HQ and Superhub (35,000 employed locally) and is home to three Fortune 500 companies (FedEx, AutoZone, International Paper). Memphis is often referred to as America's Distribution Center, strengthened by major operations for UPS and USPS, and is uniquely positioned to provide the most cost-effective distribution and logistics services in the country. This major river port and air/rail hub at the crossroads of I-40, I-55, and I-22 offers superior transportation advantages.

Advanced healthcare and educational facilities also drive the local economy. Both are anchored by the massive 14,000-acre downtown Memphis Medical Center district. More than 40,000 are employed in this district and 10,000 students attend universities in the area. Rapid advancements in biomedical research have positioned the medical center for growth. Expansions to its existing facilities are generating additional demand for housing and amenities. Memphis was ranked as the #1 "Logistics Leader" in the country and was ranked 2nd globally by Business Facilities magazine in 2017. In November 2021, St. Jude completed a historic $412 million, 625,000 SF expansion to their Downtown campus, bringing together a "powerful combination of talent and technology in a space designed to propel discovery."

MAJOR ECONOMIC GROWTH

FedEx Corporation moved their global headquarters to Memphis in 1973, and has drawn several top logistics and distribution operations to the area. The proximity of the company's Superhub at Memphis International Airport guarantees some of the latest drop-off times for overnight delivery in the county.

St. Jude Children's Research Hospital was founded in 1962 and continues a $7 billion expansion project. This includes $1 billion in construction costs along with the addition of more than 1,000 new jobs. St. Jude's expansions are not set to end anytime soon; the hospital has plans for further expansions.

FedEx

St. Jude Children's Research Hospital

MEMPHIS OVERVIEW

TRANSPORTATION INFRASTRUCTURE

- Seven federal highways and three interstates (I-55, I-40 and I-69) traverse Memphis, while I-240 encircles the city. I-22 stretches south, connecting Memphis to northern Mississippi and serving as an expressway down to Birmingham. Highway 78 (Lamar Ave) is currently undergoing Phase One to widen from four lanes to six and upgrade existing intersections into new interchanges. The $250 million project will revolutionize the primary corridor of the Memphis industrial market.

- The Port of Memphis is the largest still-water harbor on the Mississippi River. The Port is the national leader in inland foreign import tonnage and the 4th largest inland port in the U.S. overall.

- Memphis is one of only four U.S. cities served by over 80% of Class I rail systems. Canadian National Railroad recently completed a $100 million expansion to its Memphis classification yard, making it the second largest classification yard in the U.S.

- Phase One of the Regional Rail Program (MATATRAC) has commenced, and Amtrak serves national rail travelers.

MEMPHIS INTERNATIONAL AIRPORT

- Memphis International Airport (MEM) again has ranked as the world's second busiest cargo airport behind Hong Kong International (HKG) after regaining the title as worlds busiest in 2020. MEM's cargo throughput remained steady at 4.5 million tons in 2021, according to preliminary figures released by Airports Council International.

- The presence of FedEx makes MEM and FedEx major drivers of the local economy, and, thanks to the massive domestic and international operations of FedEx, Memphis is the largest air-cargo airport in the U.S. The airport generates over $28 billion for the region's economy and more than 200,000 local jobs are airport-related.

- FedEx's $1.5 billion dollar hub modernization and expansion and UPS's $216 million hub expansion should continue to propel MEM forward.

CRITICAL RAIL NETWORK CONNECTION

- Memphis is one of four U.S. cities served by over 80% of the nation's Class 1 rail systems. It handles over $550 billion of domestic and international freight annually and is ranked third in total freight value and fourth in tonnage (1.6 million total container capacity).

- The recent $200 million BNSF intermodal expansion will allow for over 1 million lifts annually, doubling lift capacity and greatly improving efficiency.

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