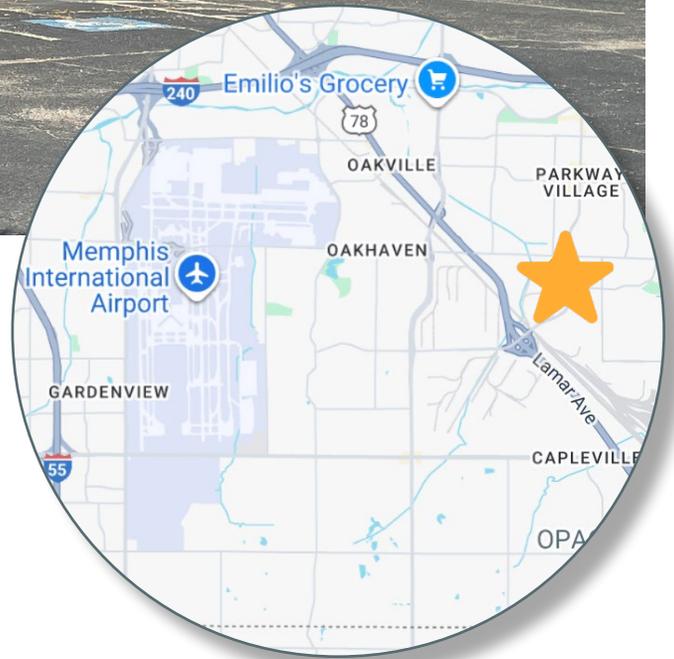


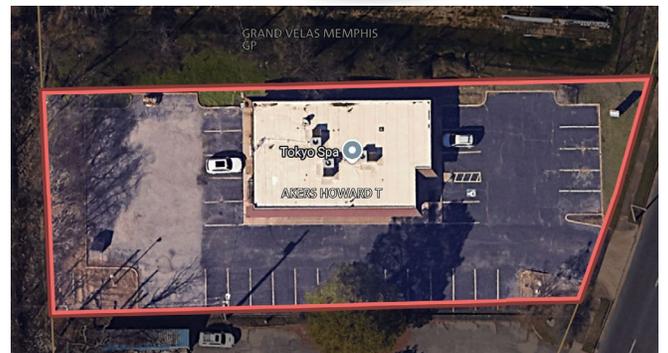
3851 S Perkins Rd.
Memphis, TN 38118

FOR SALE | REDUCED!
\$324,000



INVESTMENT HIGHLIGHTS

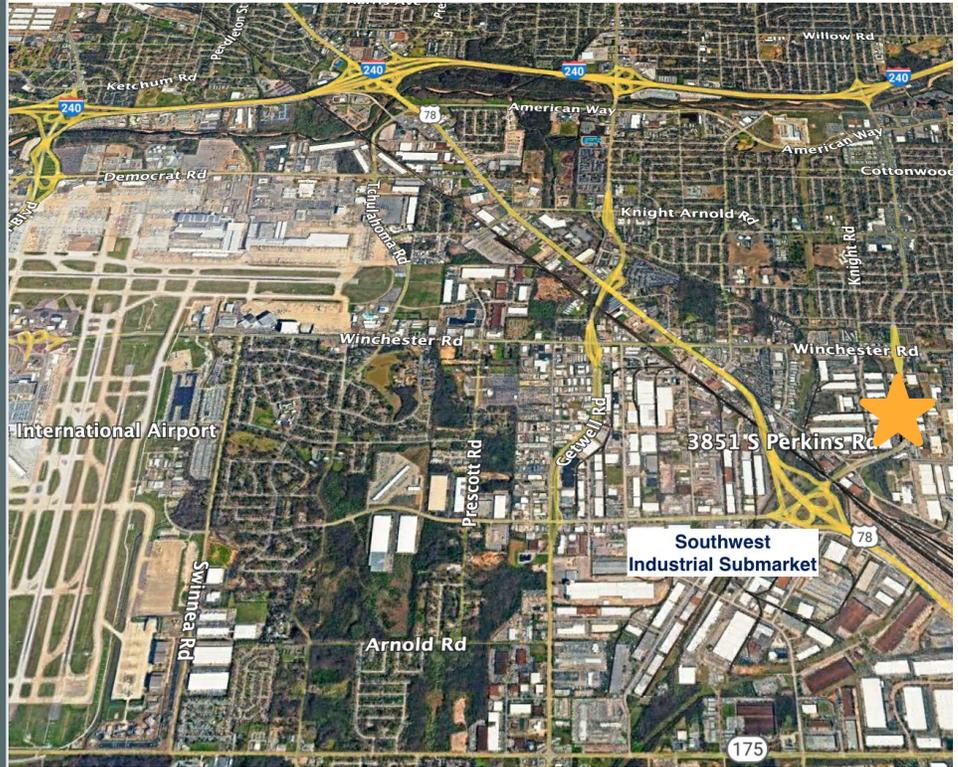
- ◇ 100% Leased
- ◇ 3,618 SF Single-Tenant Building
- ◇ Located in the Southeast Memphis
- ◇ Exceptionally well-positioned in Memphis' most active industrial submarket, surrounded by a workforce of 28,000+ employees within three miles.
- ◇ Zoning: EMP (Employment Industrial District)
- ◇ Lease Expiration: September 30, 2029
- ◇ One (1) 5-year Option to Renew at \$3,600/mo
- ◇ **CAP RATE: 10.7%**



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FOR MORE INFORMATION:

EMILY VANASEK
emily@gillprop.com
(o) 901.758.1100
(c) 901.355.4822

