



For Sale

Flex/Service Portfolio
7 Properties
+/- 26,572 SF
Memphis, TN

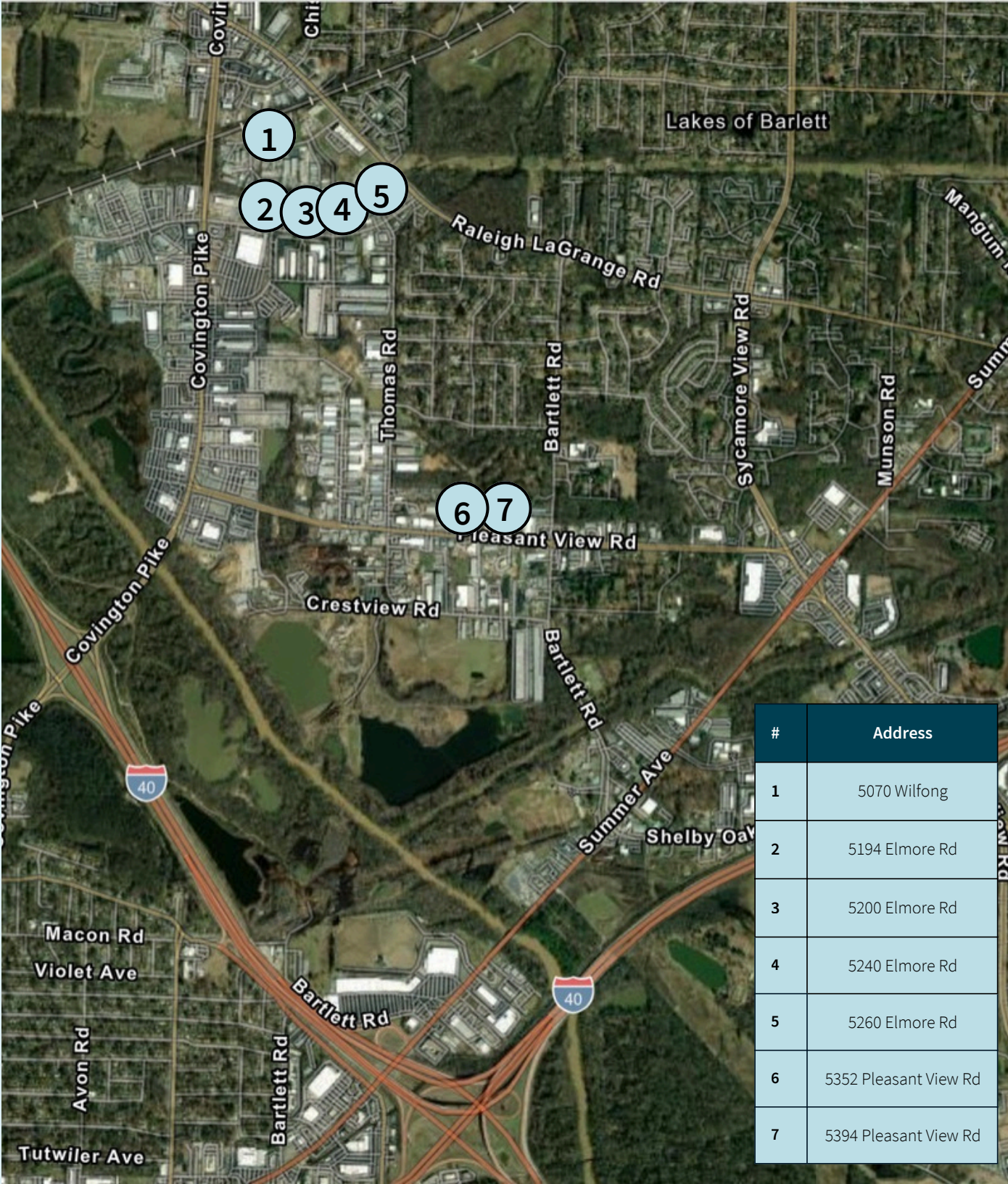
Executive summary

JLL has been retained on an exclusive basis to market the sale of a portfolio of flex buildings in Memphis, TN. The 7 buildings total +/- 26,572 SF and are located one in the Northeast Submarket with easy access to I-40 and I-240. The location provides exceptional connectivity, making it ideal for flex/service operations.

With buildings ranging from 2,500 to 5,500 SF, the portfolio offers single tenancy for a variety of smaller flex/service users. Strong occupancy has been realized over the life of the properties.

This well-maintained flex/service portfolio offers investors stable cash flow potential with the flexibility to accommodate diverse tenant requirements, positioned to benefit from the stable Northeast submarket with easy access to the entire Memphis market.

DEMOGRAPHICS	5 miles	10 miles
2024 population	182,514	638,594
2024 households	70,821	257,106
Average HH income	\$79,284	\$78,061
Daytime Employees	83,136	347,543



#	Address
1	5070 Wilfong
2	5194 Elmore Rd
3	5200 Elmore Rd
4	5240 Elmore Rd
5	5260 Elmore Rd
6	5352 Pleasant View Rd
7	5394 Pleasant View Rd

Property highlights

Memphis Portfolio



5070 Wilfong Rd | Memphis , TN

Parcel ID	08-8040-E0-0004
Total Acres	0.46 ac
Zoning	I-L
Year Built	1998
Building SF	4,040 SF
Annual Rent	\$42,000/Year
NOI	



5194 Elmore Rd | Memphis, TN

Parcel ID	08-8040-F0-0008
Total Acres	0.96 ac
Zoning	I-L
Year Built	1999
Building SF	4,500 SF
Annual Rent	\$42,000/Year
NOI	

Property highlights

Memphis Portfolio



5200 Elmore Rd | Memphis , TN

Parcel ID	08-8040-F0-0007
Total Acres	1.02 ac
Zoning	I-L
Year Built	1998
Building SF	4,218 SF
Annual Rent	\$42,000/Year



5240 Elmore Rd | Memphis, TN

Parcel ID	08-8040-F0-0005
Total Acres	1 ac
Zoning	I-L
Year Built	1998
Building SF	5,504 SF
Annual Rent	\$42,000/Year

Property highlights

Memphis Portfolio



5260 Elmore Rd | Memphis , TN

Parcel ID	08-8040-F0-0003
Total Acres	0.91 ac
Zoning	I-L
Year Built	1997
Building SF	4,000 SF
Annual Rent	\$42,000/Year



5352 Pleasant View Rd | Memphis , TN

Parcel ID	08-8063-A0-0007
Total Acres	0.4 ac
Zoning	I-L
Year Built	1994
Building SF	2,000 SF
Annual Rent	\$24,000/Year

Property highlights

Memphis Portfolio



5394 Pleasant View Rd | Memphis, TN

Parcel ID	08-8063-0-0043
Total Acres	0.35 ac
Zoning	I-L
Year Built	1998
Building SF	2,400 SF
Annual Rent	\$30,000/Year

Financial overview

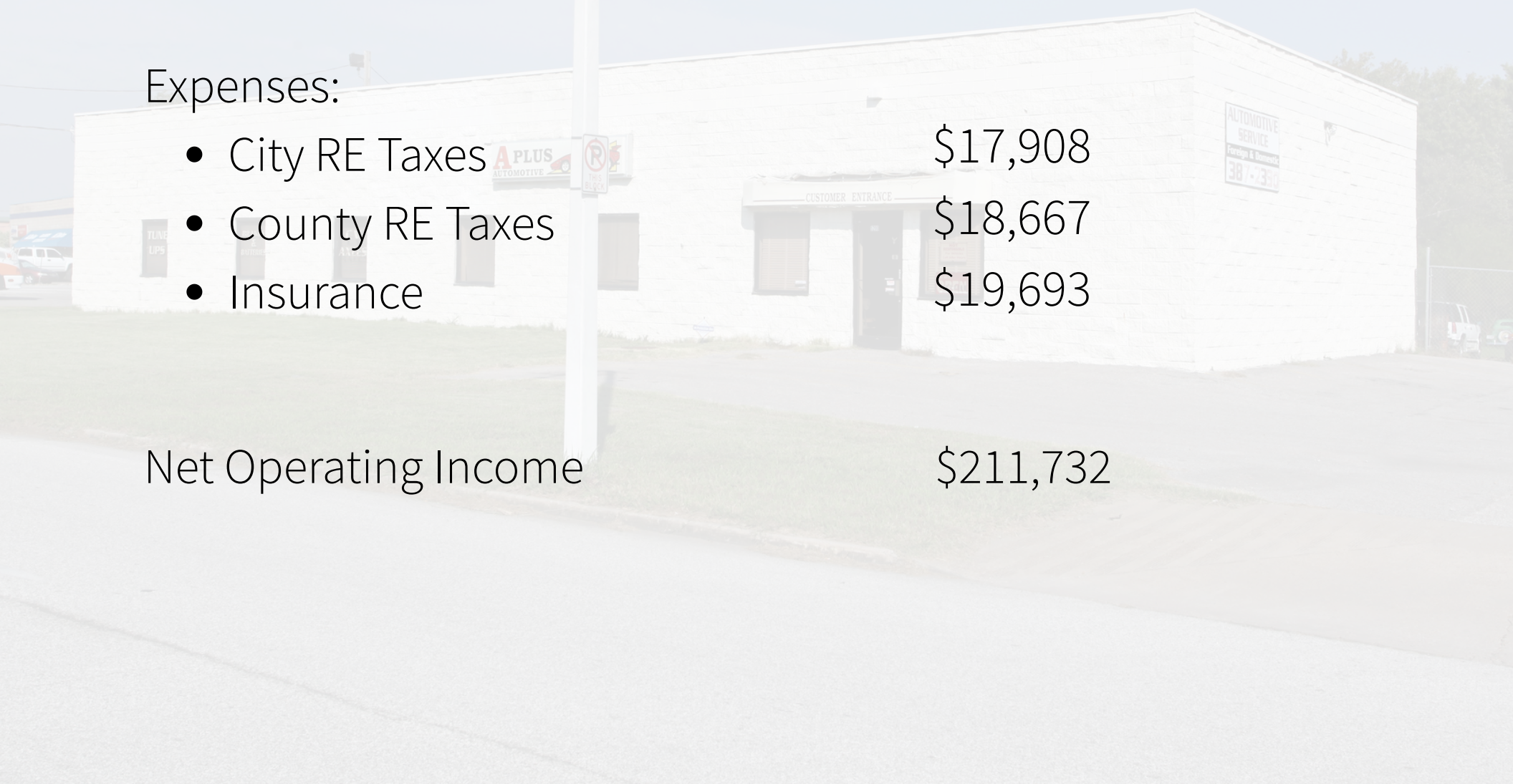
Memphis Portfolio

Total Annual Rental Income \$268,000

Expenses:

- City RE Taxes \$17,908
- County RE Taxes \$18,667
- Insurance \$19,693

Net Operating Income \$211,732



Thank you

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