



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.

<u>DEMOGRAPHICS</u>	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



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

About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY™. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.
© 2025 Jones Lang LaSalle IP, Inc. All rights reserved.

jll.com

Stan Myers
Senior Vice President
stan.myers@jll.com
+1 901 261 2618

Jones Lang LaSalle Brokerage, Inc.
6410 Poplar Ave, Suite 350
Memphis, TN 38119
+1 901 261 2600

Jones Lang LaSalle Brokerage, Inc., a licensed Real Estate Agent | TN RE License #: 260736