MULTI-TENANT INDUSTRIAL

225-231 Bobrick Dr Jackson, TN 38301

Industrial Investment Opportunity
Offering Memorandum

MATTHEWS™

Exclusively Listed By

Jay Reeves, SIOR
First Vice President

615-476-3982
jay.reeves@matthews.com
License No. 357879 (TN)

Matthew Powell
Senior Associate

(615) 763-8298
matthew.powell@matthews.com
License No. 372958 (TN)

Hutt Cooke
Broker of Record
Lic. No. 263667 (TN) | Firm Lic. No. 263667 (TN)

Table of Contents

01 Property Overview

02 Financial Overview

03 Market Overview

MATTHEWS™

Executive Summary

225-231 Bobrick Dr is a ±100,000 SF multi-tenant industrial asset situated on ±8.73 acres in Jackson, TN, currently 67% occupied with 33% vacancy providing immediate value-add upside. The property is anchored by Forrestwood Farms (45,820 SF) with 3% annual rent escalations through December 31, 2028, and Garrard & Woodside LLC (±20,840 SF) with a lease in place through May 31, 2026 and renewal options, creating a blend of in-place cash flow and near-term rollover opportunity. Constructed in 1990 with 26.3% site coverage, the asset offers functional industrial layout and efficient land utilization. Located along the Interstate 40 corridor in Jackson — a key West Tennessee logistics and manufacturing hub — the property benefits from strong regional connectivity, a growing labor base, and continued demand for cost-effective industrial space, positioning it as a compelling value-add investment opportunity.

Investment Highlights

Property Highlights

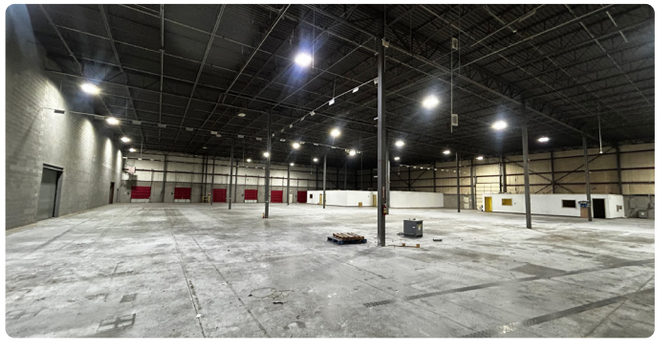
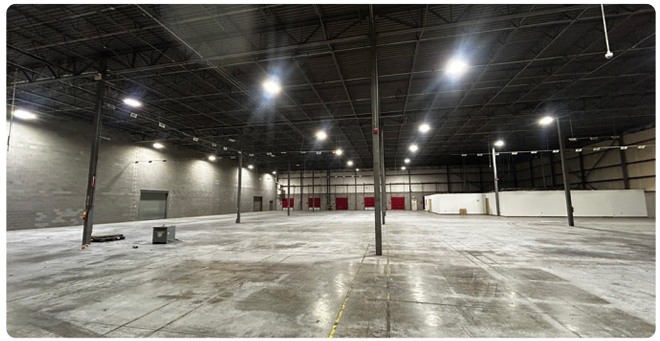
- **Immediate Lease-Up Upside (33% Vacant):** ±33,340 SF is currently available, providing a clear path to NOI growth through stabilization.
- **Near-Term Rollover Opportunity:** Forrestwood Farms occupies 46% of the property through 2028 with built-in 3% annual rent escalations, until expiration.
- **Strong Historical Occupancy:** Garrard & Woodside LLC's tenure dates back to 2004. The current term expires May 31, 2026, with two 5-year renewal options providing a path for continued, long-term tenancy.
- **Staggered Lease Profile:** Two tenants across three suites with differing lease expirations provide income diversification and reduce single-tenant exposure.
- **Functional Industrial Asset:** Built in 1990 with 26.3% site coverage on ±8.73 acres, the property offers a balanced building-to-land ratio supportive of industrial operations.
- **Strategic I-40 Corridor Location:** Located in Jackson, TN, this asset sits at the heart of the largest industrial submarket between Nashville and Memphis. By anchoring this critical mid-state corridor, the property offers unparalleled access to a premier east—west transportation artery, serving as a vital hub for distribution across the Southeast and Mid-South.

Property Overview

Address	225-231 Bobrick Dr
City	Jackson
State	TN
Zip Code	38301
Total RBA	±100,000 SF
Year Built	1990
Land Area	±8.73 AC
Coverage	26.30%
Roof System	60 mil ballasted TPO
Year of Roof Installation	2021

Interior Photos

SUITE 231

SUITE 229

SUITE 225-227

Lease Breakdown

Lease Breakdown - Suite 225-227 - Forrestwood Farm

SF Leased	±45,820 SF
Lease Commencement	1/1/2022
Lease Expiration	12/31/2028
Current Lease Rate/SF	$3.66
Rent Increases	3.00%
Renewal Options	N/A

Lease Breakdown - Suite 231 - Vacant

SF Leased	±33,340 SF
Lease Commencement	N/A
Lease Expiration	N/A
Current Lease Rate/SF	$-
Rent Increases	0.00%

Lease Breakdown - Suite 229 - Garrard & Woodside LLC

SF Leased	±20,840 SF
Lease Commencement	6/1/2021
Lease Expiration	5/31/2026
Current Lease Rate/SF	$2.31
Rent Increases	0.00%
Renewal Options	2, 5-yr Options at $2.40/SF & $2.55/SF

Proforma Overview

Current Rent Roll									
Tenant	**Lease End**	**GLA (SF)**	**% of GLA**	**Monthly Rent ($)**	**Annual Rent ($)**	**$PSF/Year**	**Renewal Options**	**Service**	**Estimated Annual CAM in Base Year**
Forrestwood Farms	12/31/2028	45,820	46%	$14,395.12	$172,741.44	$3.77	N/A	NNN	$31,157.64
Garrard & Woodside LLC	5/31/2026	20,840	21%	$4,168.00	$50,016.00	$2.40	2, 5-Yr Options at $2.40/SF & $2.55/SF	NN (Tenant only pays Pro-Rata share of Property Tax & Building Insurance & Water & Sewage)	No number specifiaclly stated ($13,228.00 for 2025 Annual Tax)
Occupied Total	2 Suites	66,660	67%	$18,563.12	$222,757.44	$3.09	-	-	-
Vacant	N/A	33,340	33%	$0	$0	$0.00	-	-	-
Total (100%)	3 Suites	100,000	100%	$18,563.12	$222,757.44	$3.09	-	-	-
				Current Annual Rent	**$222,757.44**				

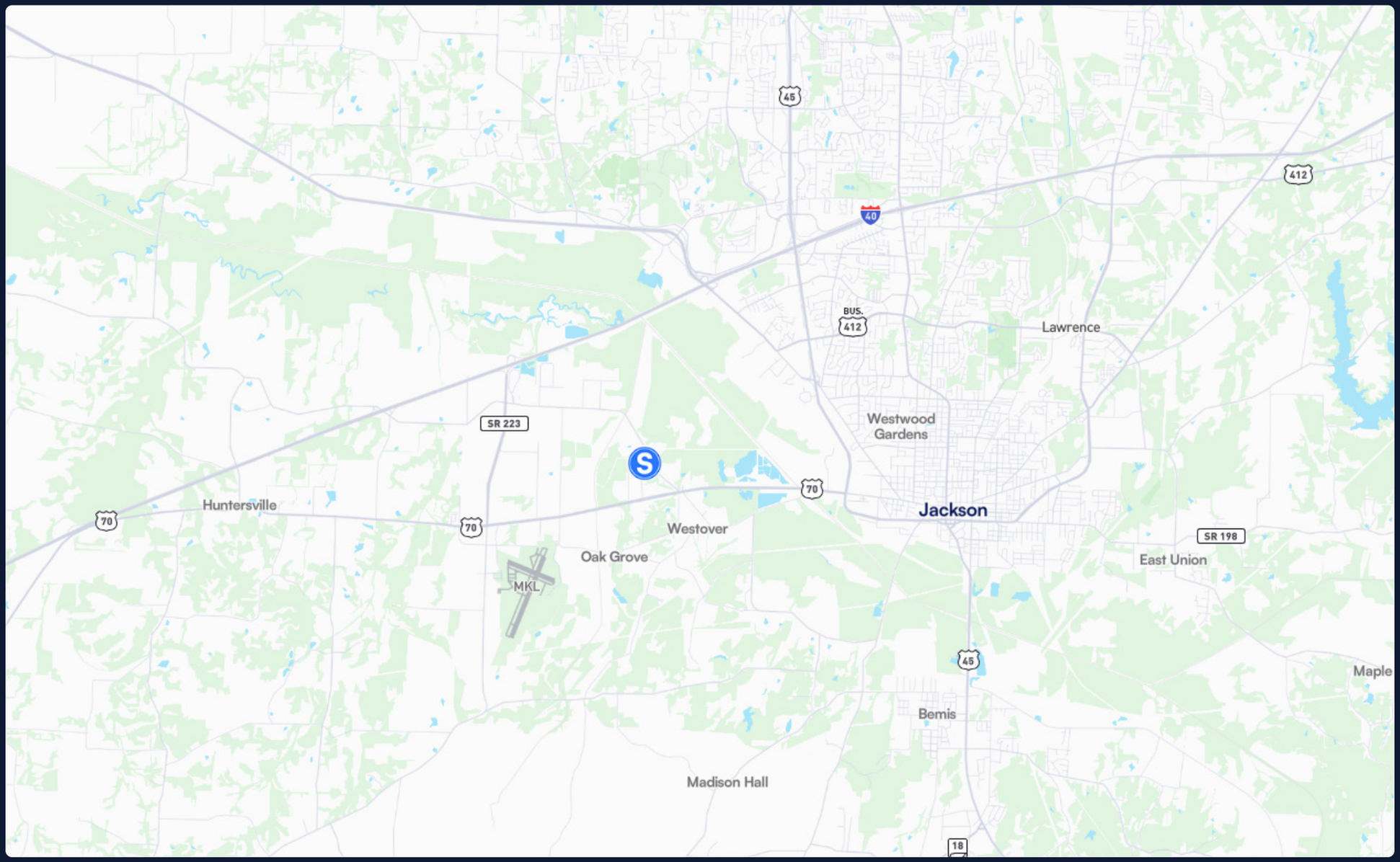
12 Month Proforma									
Tenant	**Lease End**	**GLA (SF)**	**% of GLA**	**Monthly Rent ($)**	**Annual Rent ($)**	**$PSF/Year**	**Renewal Options**	**Service**	**Estimated Annual CAM in Base Year**
Forrestwood Farms	12/31/2028	45,820	46%	$14,395.12	$172,741.44	$3.77	N/A	NNN	$31,157.64
Garrard & Woodside LLC	5/31/2026	20,840	21%	$4,168.00	$50,016.00	$2.40	2, 5-Yr Options at $2.40/SF & $2.55/SF	NN (Tenant only pays Pro-Rata share of Property Tax & Building Insurance & Water & Sewage)	No number specifiaclly stated ($13,228.00 for 2025 Annual Tax)
Vacant	N/A	33,340	33%	$11,530.08	$138,360.96	$4.15			
Occupied Total	3 Suites	100,000	100%	$30,093.20	$361,118.40	$3.44	-	-	-
Vacant Total	0 Suites	0 SF	0%	$0	$0	$0.00 PSF	-	-	-
Total (100%)	3 Suites	100,000	100%	$30,093.20	$361,118.40	$3.44	-	-	-
				Projected Annual Rent	**$361,118.40**				

12 Month Proforma is based on projected lease rates for the current vacancy.

N
KAISER ALUMINUM
GREENPOINT AG
SAIA
± 41,800 VPD
± 27,000 VPD
OWENS CORNING
SERVICE PARTNERS
FERGUSON
amcor
GP Georgia-Pacific
FedEx Freight
Subject Property
SOUTHERN CONCRETE PRODUCTS
Serving the South Since 1943
KENNY PIPE&SUPPLY INC.
Frito Lay
WIESE
United Rentals
pepsico
FORD CONSTRUCTION COMPANY
± 10,000 VPD
MOORE EQUIPMENT
amazon Distribution Center
Kellogg's
Industrial Neighbors
BOBRICK
EIS
USF
PROCESS & POWER
East Coast METAL DISTRIBUTORS
TOYOTA
Jackson Regional Airport
DEMENT Construction
KIRKLAND'S
Google Earth

MARKET OVERVIEW

Multi-Tenant Industrial
225-231 Bobrick Dr Jackson, TN 38301



Jackson, TN

Market Demographics

68,098
Total Population

$51,552
Median HH Income

30,033
Employed Population

30,259
# of Households

Local Market Overview

Jackson, TN, this asset sits at the heart of the largest industrial submarket between Nashville and Memphis. By anchoring this critical mid-state corridor, the property offers unparalleled access to a premier east—west transportation artery, serving as a vital hub for manufacturing and distribution across the Southeast and Mid-South. This location supports efficient distribution and supply-chain operations, making it attractive for industrial users seeking cost-effective access to major markets in the Southeast and Mid-South. The city's centrality within the region helps drive steady population and employment growth, with the broader Jackson Metro Area home to approximately 181,000 residents and anchored by a labor force supported through multiple educational institutions and technical training centers. Within the immediate vicinity of 225-231 Bobrick Dr, surrounding demographics reflect a growing residential and workforce base. This translates to expanding local demand for industrial goods movement, manufacturing support services, and logistics operations. Combined with convenient access to transportation infrastructure and a competitive cost environment relative to larger regional metros, Jackson's industrial market supports both occupier expansion and investor interest.

Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2020 Population	6,424	36,038	86,370
2025 Population	6,637	37,752	87,255
2030 Population Projection	6,719	38,317	87,967
HOUSEHOLDS	**3-MILE**	**5-MILE**	**10-MILE**
2020 Households	2,701	14,049	34,365
2025 Households	2,787	14,815	34,749
2030 Household Projection	2,822	15,058	35,046
INCOME	**3-MILE**	**5-MILE**	**10-MILE**
Avg Household Income	$54,011	$63,677	$70,232

MATTHEWS™

Exclusively Listed By

Jay Reeves, SIOR
First Vice President

615-476-3982
jay.reeves@matthews.com
License No. 357879 (TN)

Matthew Powell
Senior Associate

(615) 763-8298
matthew.powell@matthews.com
License No. 372958 (TN)

Hutt Cooke | Broker of Record | Lic. No. 263667 (TN) | Firm Lic. No. 263667 (TN)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **225 Bobrick Dr Jackson, TN 38301** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.