

# SAIG Company

**9525 Macon Road, Cordova, TN  
38016**

2 parcels | Multi-Tenant | Industrial

**± 66,175 SF**

Fully Leased Industrial Opportunity in  
Memphis, TN

Presented By:

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NAI Saig presents an exceptional industrial investment opportunity at 9525 Macon Road in Cordova, TN. Situated on 7.55 acres across two parcels, this 66,175-square-foot, fully climate-controlled facility is zoned I-H (Heavy Industrial) and offers 19'-23' clear heights with durable steel-frame construction. The property is 100% occupied with annual rent increases in place, delivering reliable income and a strong 8.19% Year 1 CAP Rate. With an asking price of \$5,850,000, this asset stands out as a compelling option in one of the Memphis area's most desirable industrial sub-markets.

#### Property Overview:

- Total Square Footage: 66,175 SF
- Land: 7.55 AC (2 Parcels)
- Zoning: I-H (Heavy Industrial)
- Clear Height: 19'-23'
- HVAC: 100% Climate Controlled
- Construction: Steel Frame
- Occupancy: 100% Occupied with annual rent increases
- CAP rate: 8.19% Year 1
- Asking Price: \$5,850,000

Tenant:	SF Occupied:	Rent PSF:	Monthly Rent:	Annual Base Rent:	OPEX/Month:	OPEX Annual:	Expiration:
Memphis Training and Fitness	44,500	\$6.82	\$25,290.83	\$303,489.96	\$5,189.51	\$62,274.08	2/28/2029
Spirit Technique	9,675	\$6.25	\$5,643.75	\$67,725.00	\$1,128.28	\$13,539.36	8/31/2029
Meridian Brick	12,000	\$9.00	\$9,000.00	\$108,000.00	\$1,399.42	\$16,793.01	12/31/2030

**Total Footage:** 66,175 SF

**Total Monthly Rent:** \$39,934.58

**Total Annual Rent:** \$479,214.96

**Address:**

9525 Macon Road, Cordova, TN 38106

**TOTAL SF:** 66,175

**Tenant Gross Income:** \$571,821.41

<b>Property Taxes:</b>	\$29,794.00
<b>Insurance:</b>	\$16,936.00
<b>Landscaping:</b>	\$8,500.00
<b>Fire/Life Safety:</b>	\$3,000.00
<b>Management Fee:</b>	\$14,376.45
<b>R&amp;M:</b>	\$20,000.00



**Total Expenses:** \$92,606.15

<b>Total Base Rent:</b>	\$479,214.96
<b>Total Opex Income:</b>	\$92,606.15
<b>Total Expenses:</b>	(\$92,606.15)
<b>NOI:</b>	\$479,214.96
<b>Sales Price:</b>	\$5,850,000.00
<b>Cap Rate:</b>	8.19%
<b>Price per SF:</b>	\$88.40



# NAI Saig Company

**± 66,175 SF/7.55 AC | Aerial**

9525 Macon Road, Cordova, TN 38106





# NAI Saig Company

**± 66,175 SF/7.55 AC | Photos**

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For More Information:

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