

NAI 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

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

Total Expenses:

\$92,606.15

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







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± 66,175 SF/7.55 AC | Photos
9525 Macon Road, Cordova, TN 38106





For More Information:

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