

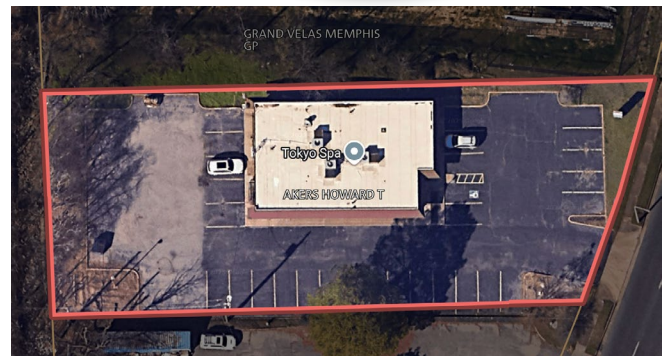
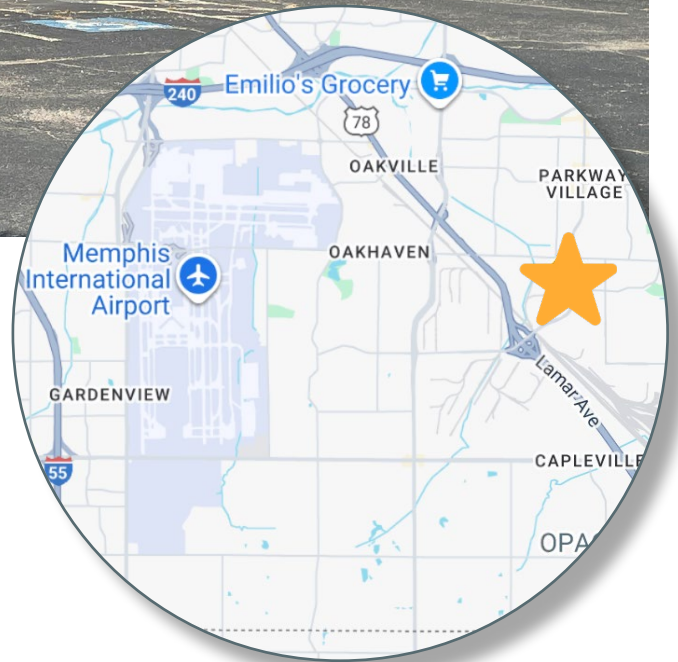
3851 S Perkins Rd.
Memphis, TN 38118

FOR SALE
\$375,000



INVESTMENT HIGHLIGHTS

- ◇ 100% Leased
- ◇ 3,618 SF Single-Tenant Building
- ◇ Located in the Southeast Memphis
- ◇ Exceptionally well-positioned in Memphis' most active industrial submarket, surrounded by a workforce of 28,000+ employees within three miles.
- ◇ Zoning: EMP (Employment Industrial District)
- ◇ Lease Expiration: September 30, 2029
- ◇ One (1) 5-year Option to Renew at \$3,600/mo
- ◇ **CAP RATE: 9%**



GILL
PROPERTIES

901.758.1100
www.GillProp.com

GILL PROPERTIES



**FOR MORE
INFORMATION:**

EMILY VANASEK
emily@gillprop.com
(o) 901.758.1100
(c) 901.355.4822

