

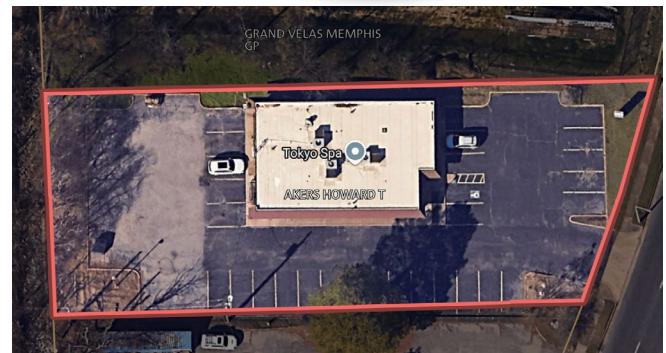
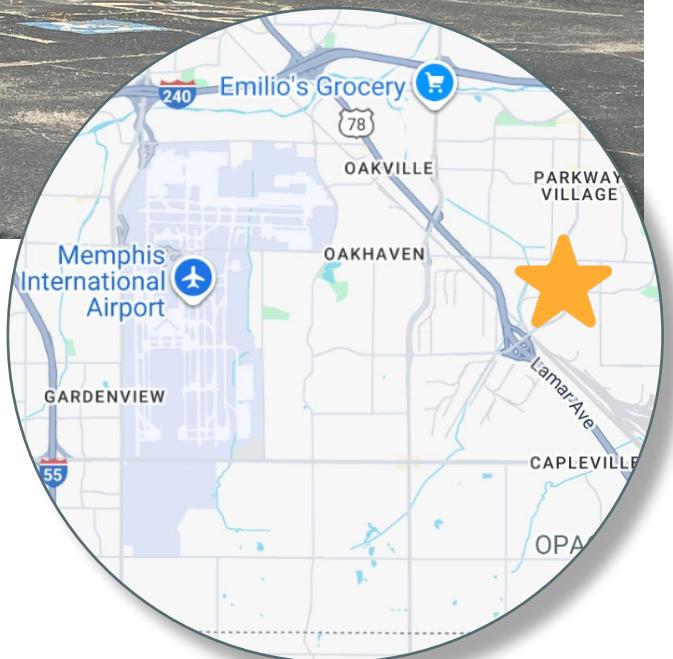
3851 S Perkins Rd.
Memphis, TN 38118

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%**



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**FOR MORE
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