



4740 BURBANK ROAD

BUILDING FOR SALE
135,000 Square Feet on 11.8 Acres

Memphis, TN

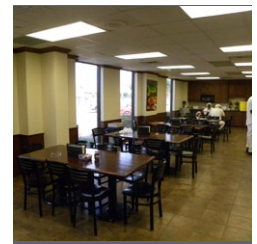
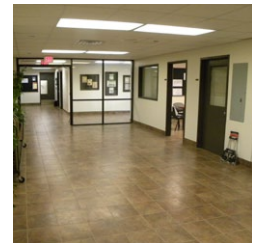
For More Information

Jeb Fields, CCIM
901.362.4315
jfields@commadv.com

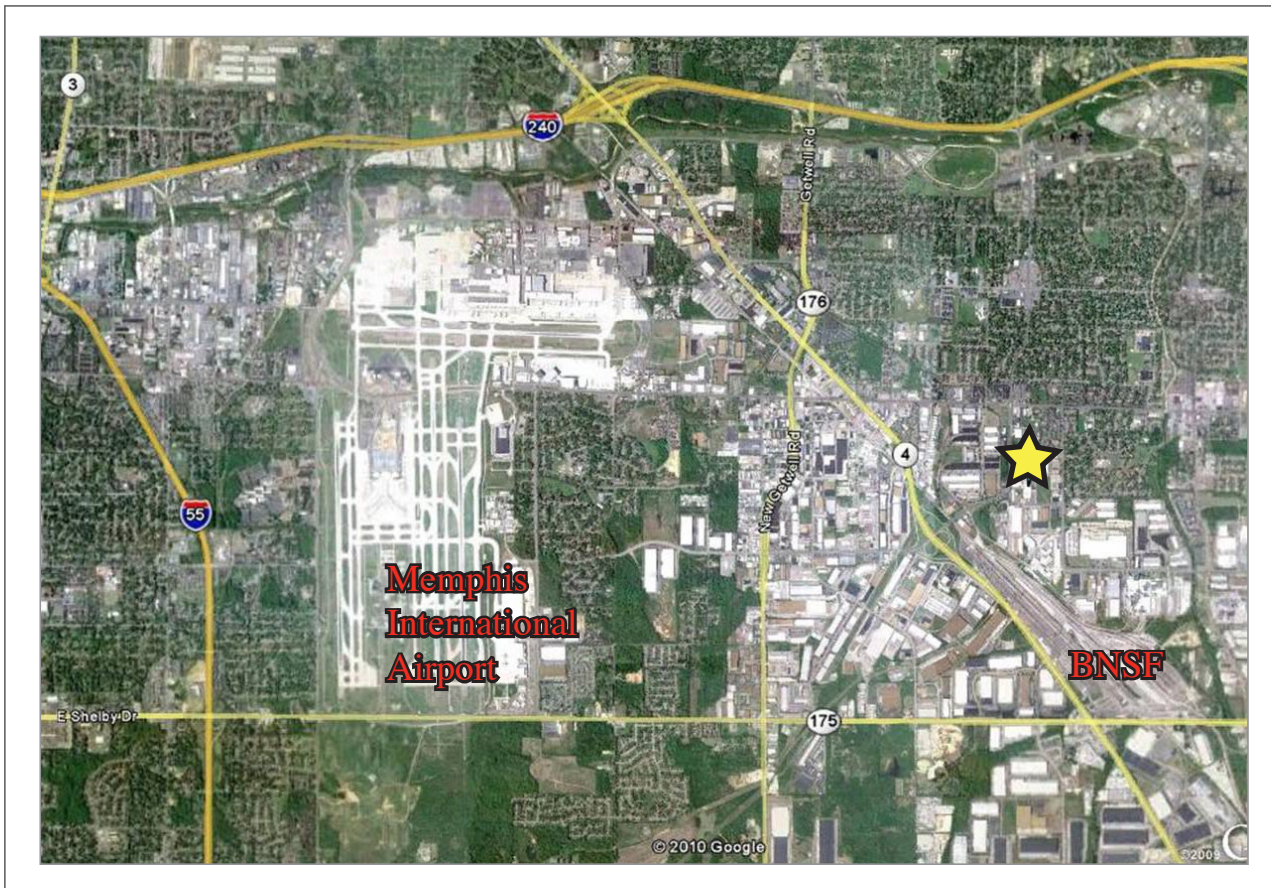
Wyatt Aiken, SIOR
901.362.4303
waiken@commadv.com



5101 Wheelis Drive, Ste 300, Memphis, TN 38117 • 901-366-6070 • www.commadv.com



Cushman & Wakefield/Commercial Advisors is pleased to offer to qualified buyers the opportunity to purchase 4740 Burbank, a 135,000 square foot, food grade, single-tenant warehouse complex. The former J.M. Smucker's manufacturing facility, includes approximately 13,500 sf of office, 5,800 sf Freezer (-10 degree F), 900 sf Cooler (32 degree F), with over 20,000 SF of production and dry goods storage space. The property offers a prime location in Memphis' core Southeast industrial submarket. It enjoys a highly accessible location at Burbank Road and South Perkins plus excellent access to the Memphis International Airport, I-40 and I-55. Part of a three building complex, it may be purchased individually or in combination with the other facilities.



OVERVIEW

PROPERTY

**For Sale through
Summer 2013**

Address

4740 Burbank Rd, Memphis, TN

Owner

The J.M. Smucker Company

Building Type

Food grade plant

Total Size

135,000 sf

Dimensions

525' x 255'

Site Size

11.8 acres

Year Built

1968

Construction

Masonry

Electrical Service

4000 amp, 4 wire with ground, 480/277 V,
3phase

Lighting

Metal Halide

Car Parking

140

Roof

North Section - Completed 8/12/1993
Sarnafil 48mil Mechanically Attached System
15 Year Warranty Expired 8/12/2008

Production/Office - Completed 4/14/2009
Sarnafil 60mil Mechanically Attached System
20 Year Warranty expires 4/14/2029

Trailer Parking

35

Office

13,627 SF

Warehouse

Freezer (-10°F) 5,800 SF
Cooler (32 °F) 900 SF
Processing 2,700 SF
Packaging 7,500 SF
Battery Charging/Shop 7,000 SF
Dry Warehouse 13,306 SF
Boiler Room 2,800 SF
Boilers - 1-800 HP, 1-500 HP
Air Compressors - 2-100 HP, 1-150 HP

Drive-in Doors/Size

1 Drive-In

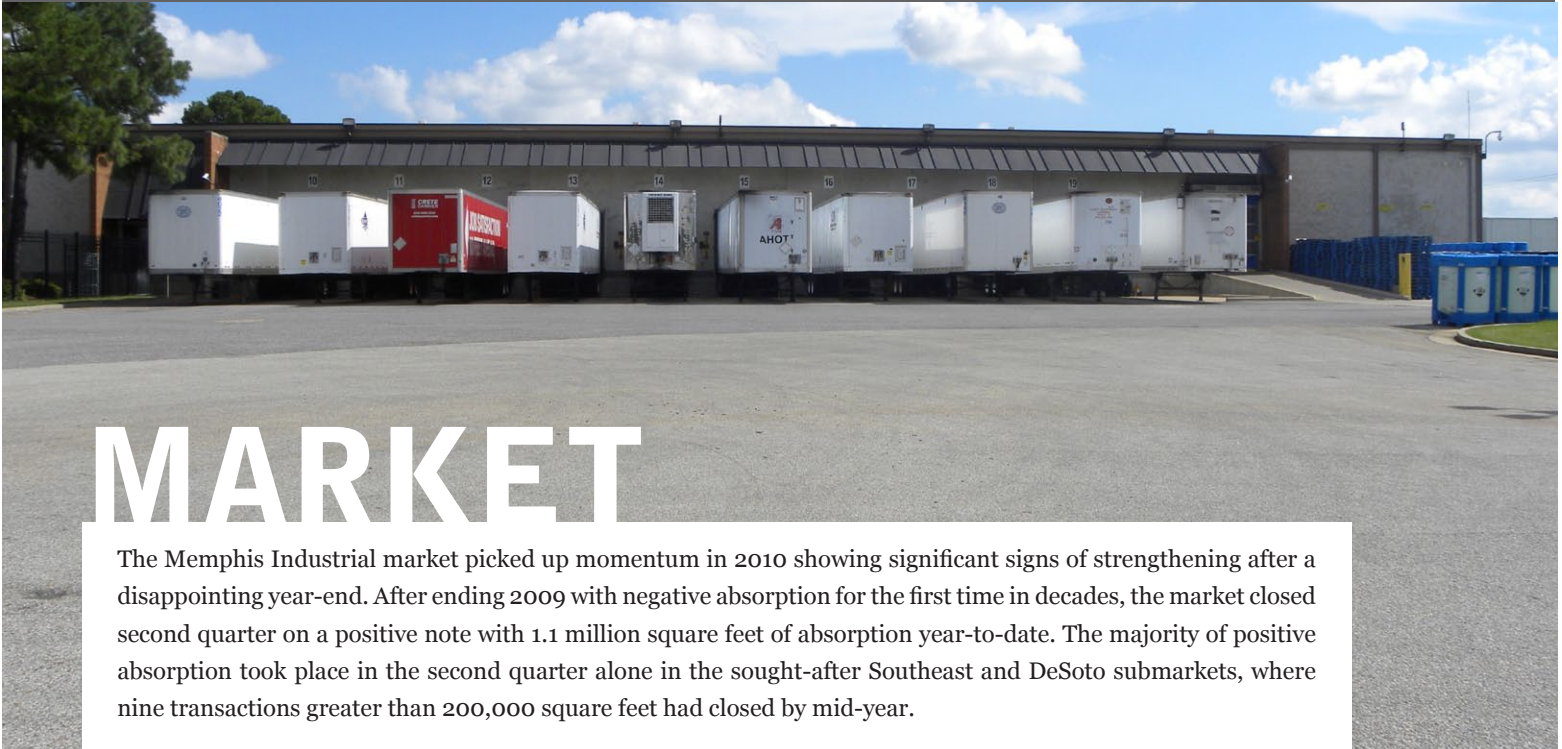
Loading Docks/Size

19 exterior dock high (11 - 8x10;
8 - 8x8) with levelers, locks and seals

Clear Ceiling Height

20'

Nowarrantyorrepresentation,expressorimplied,is madeastotheaccuracyoftheinformationcontained herein,and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.



MARKET

The Memphis Industrial market picked up momentum in 2010 showing significant signs of strengthening after a disappointing year-end. After ending 2009 with negative absorption for the first time in decades, the market closed second quarter on a positive note with 1.1 million square feet of absorption year-to-date. The majority of positive absorption took place in the second quarter alone in the sought-after Southeast and DeSoto submarkets, where nine transactions greater than 200,000 square feet had closed by mid-year.

These transactions totaled more than 4.7 msf and helped to devour many of the large vacancies that were in the market just one year earlier. In fact, in second quarter 2009, there were 17 large vacancies greater than 400,000 square feet. By mid-year 2010, only nine of those vacancies remained, seven of which are Class A.

In addition to the reduction in available space, there are ten to twelve large users representing 3.6 msf of space currently in the market. Seven of these requirements are expected to be over 300,000 sf leading to speculation that supply will tighten even more. There has been no new speculative construction since 2008 and none planned for 2011. This lack of construction has allowed vacant space to be absorbed and enabled a faster recovery for the Memphis market.

Memphis continues to attract investors and users as a top-tier industrial market. Over the long term, Memphis will remain a preferred location for logistics users and institutional owners offering economic advantages due to its superior location, International Airport, 5- Class 1 railroads, intermodal terminals, highway system, and inland port.



googlemaps.com

For Sales Information:

Commercial Advisors
 Jeb Fields, CCIM
 901.362.4315
 jfields@commadv.com

Wyatt Aiken, SIOR
 901.362.4303
 waiken@commadv.com

