



4789 CROMWELL RD

BUILDING FOR SALE
153,132 Square Feet on 19 Acres

Memphis, TN

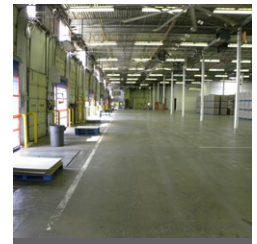
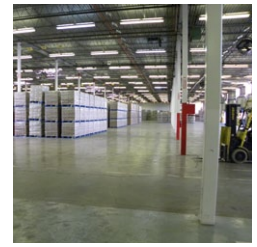
For More Information

Jeb Fields, CCIM
901.362.4315
jfields@commadv.com

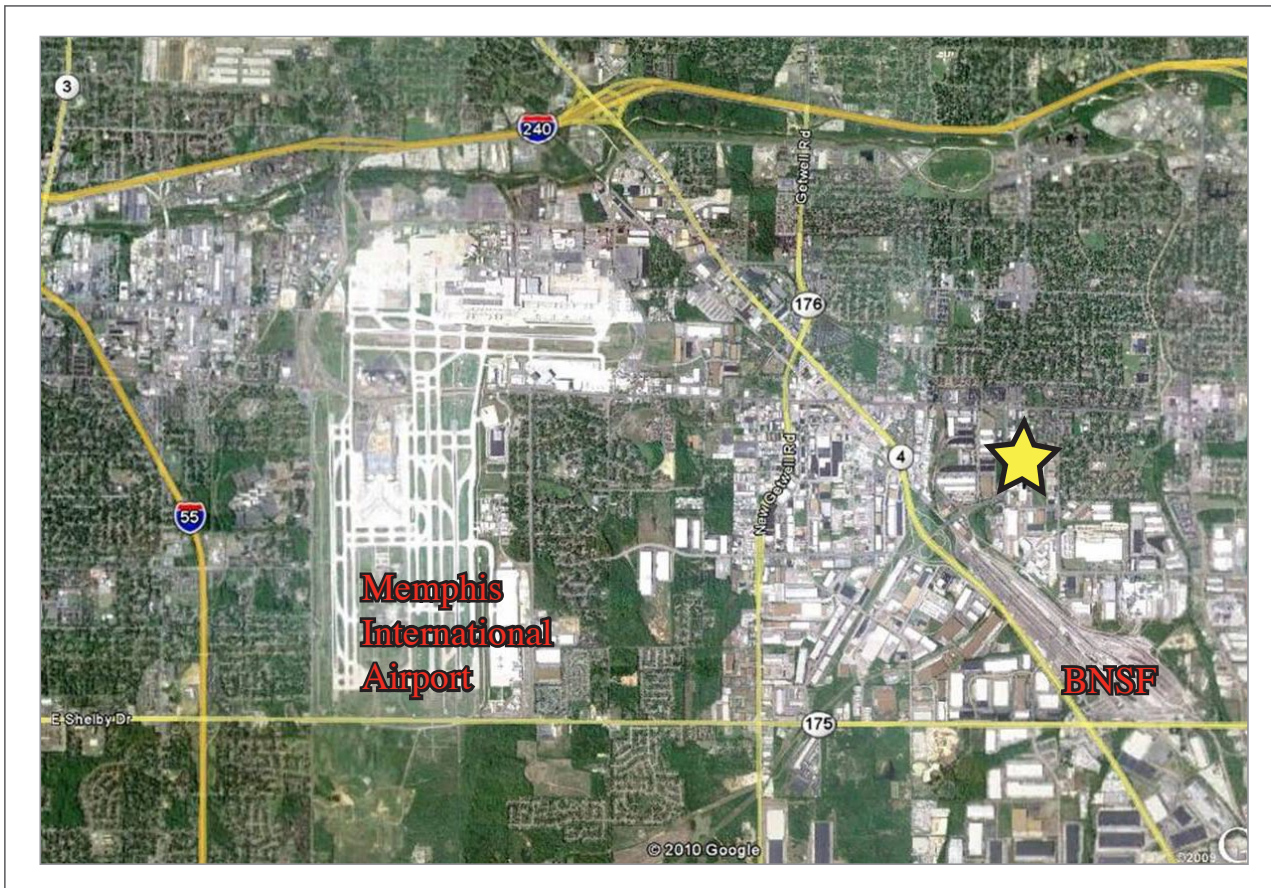
Wyatt Aiken, SIOR
901.362.4303
waiken@commadv.com



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 4789 Cromwell, a 153,132 square foot single-tenant warehouse complex. A former J.M Smucker's distribution facility, the complex includes 9,500 sf of offices, 22' clear ceiling height, a 48,000 sf Processing Area with drop ceiling and 11 +/- acres of excess land for expansion or additional development. The property offers a prime location in Memphis' core Southeast industrial submarket. It enjoys a highly accessible location at Cromwell Road and South Perkins plus excellent access to the Memphis 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

Sale through Summer 2013

Address

4789 Cromwell Rd, Memphis, TN

Owner

The J.M. Smucker Company

Building Type

Warehouse

Total Size

153,132 sf

Dimensions

Warehouse: 450' x 320'

*Office: 24' x 108' + 40.5' x 155'

*Office is contiguous, dimensions note step down in depth of front office.

Site Size

19 acres (11 +/- undeveloped)

Year Built

1970

Construction

Masonry

Electrical Services

3000 amp, 4 wire with ground, 480/ 277 V,
3 phase

Car Parking

57

Roof

Office Roof - Completed 4/8/2003

Sarnafil 60mil Mechanically Attached System
15 Year Warranty expires 4/8/2018

Warehouse Roof - Completed 10/1/2005

Sarnafil 60mil Mechanically Attached System
15 Year Warranty expires 10/1/2020

Office

8,870 sf Front Office

Kitchen and Breakroom

Locker room

2 Conference Rooms

1 Executive office w/ bathroom

630 sf Shipping Office

Warehouse

Processing area: 48,000 sf

(with drop ceiling)

Storage: 95,000 sf

Forklift charging station: 1,400 sf

Column Spacing: 25' x 40' (est.)

Lighting: strip fluorescent & skylights

Drive-in Doors/Size

2 Drive-Ins

Loading Docks/Size

22 exterior dock high (2-8x10, 20-
8x8) with pit levelers, lock, and seals

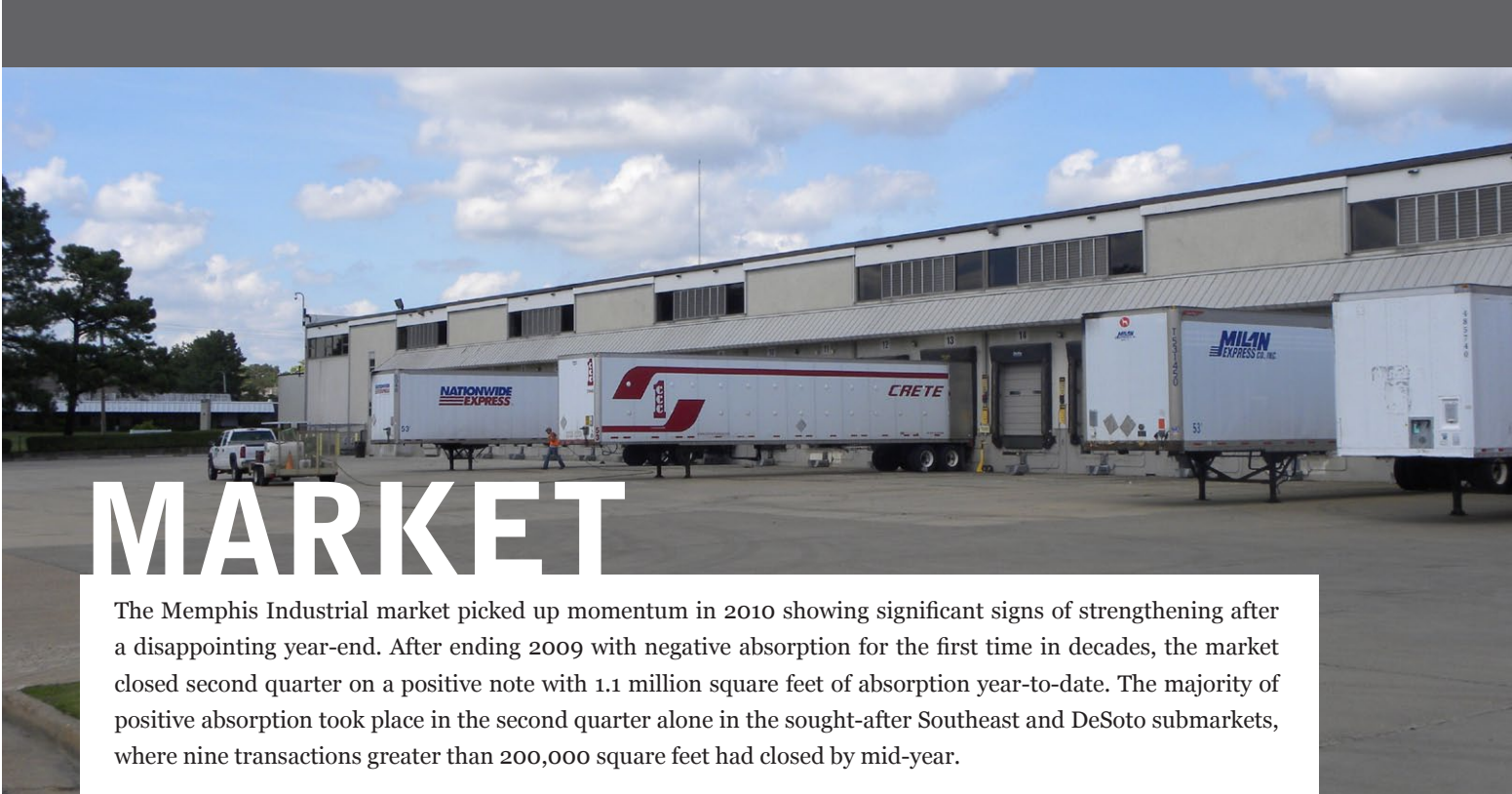
Clear Ceiling Height

22'

Sprinkler

0.40gpm over most remote 2,500sf

Nowarrantyorrepresentation,expressorimplied,ismadeastotheaccuracyoftheinformationcontained 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

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