

# MULTI-TENANT INDUSTRIAL

225-231 Bobrick Dr Jackson, TN 38301

Industrial Investment  
Opportunity  
Offering Memorandum



**MATTHEWS**™



## Exclusively Listed By

### Jay Reeves, SIOR

First Vice President

**(615) 476-3982**

[jay.reeves@matthews.com](mailto:jay.reeves@matthews.com)

License No. 357879 (TN)

### Matthew Powell

Senior Associate

**(615) 763-8298**

[matthew.powell@matthews.com](mailto:matthew.powell@matthews.com)

License No. 372958 (TN)

### Yates Thomas

Associate

**(615) 252-7294**

[yates.thomas@matthews.com](mailto:yates.thomas@matthews.com)

License No. 386527 (TN)

### Hutt Cooke

Broker of Record

Lic. No. 263667 (TN) | Firm Lic. No. 263667 (TN)

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# | Executive Summary

225-231 Bobrick Dr is a  $\pm 100,000$  SF multi-tenant industrial asset situated on  $\pm 8.73$  acres in Jackson, TN. The property is anchored by Forestwood Farms (45,820 SF) with 3% annual rent escalations through December 31, 2028. Constructed in 1990 with 26.3% site coverage, the asset offers functional industrial layout and efficient land utilization. Located along the Interstate 40 corridor in Jackson — a key West Tennessee logistics and manufacturing hub — the property benefits from strong regional connectivity, a growing labor base, and continued demand for cost-effective industrial space, positioning it as a compelling value-add investment opportunity.



# Investment Highlights

## Property Highlights

- **Immediate Lease-Up Upside:**  $\pm 54,180$  SF is currently available, providing a clear path to NOI growth through stabilization.
- **Near-Term Rollover Opportunity:** Forestwood Farms occupies 46% of the property through 2028 with built-in 3% annual rent escalations, until expiration.
- **Functional Industrial Asset:** Built in 1990 with 26.3% site coverage on  $\pm 8.73$  acres, the property offers a balanced building-to-land ratio supportive of industrial operations.
- **Strategic I-40 Corridor Location:** Located in Jackson, TN, this asset sits at the heart of the largest industrial submarket between Nashville and Memphis. By anchoring this critical mid-state corridor, the property offers unparalleled access to a premier east—west transportation artery, serving as a vital hub for distribution across the Southeast and Mid-South.
- **Owner-User Expansion Potential:** Opportunity for an owner-user to immediately occupy the vacant  $\pm 54,180$  SF for current operations, while securing a clear, built-in path to expand into the remaining  $\pm 45,820$  SF of the building when the final tenant's lease expires in 2028.



# Property Overview

## \$4,250,000

List Price

|                           |                      |
|---------------------------|----------------------|
|                           |                      |
| Address                   | 225-231 Bobrick Dr   |
| City                      | Jackson              |
| State                     | TN                   |
| Zip Code                  | 38301                |
| Total RBA                 | ±100,000 SF          |
| Year Built                | 1990                 |
| Land Area                 | ±8.73 AC             |
| Coverage                  | 26.30%               |
| Roof System               | 60 mil ballasted TPO |
| Year of Roof Installation | 2021                 |



# | Interior Photos

## SUITE 231



## SUITE 229



## SUITE 225-227



# Floor Plan



ALL DIMENSIONS ARE SUBJECT  
TO FIELD VERIFICATION

## GROUND FLOOR

225-231 Bobrick Drive, Jackson TN

### AREA CHART

|                      |                        |
|----------------------|------------------------|
| Unit # 225 Warehouse | 27,190.5 SQ FT         |
| Unit # 225 Office    | 2,951.0 SQ FT          |
| Unit # 227 Warehouse | 14,938.0 SQ FT         |
| Unit # 227 Office    | 707.0 SQ FT            |
| Unit # 229 Warehouse | 11,816.0 SQ FT         |
| Unit # 229 Office    | 9,352.0 SQ FT          |
| Unit # 231 Warehouse | 27,941.0 SQ FT         |
| Unit # 231 Office    | 5,334.0 SQ FT          |
| <b>TOTAL</b>         | <b>100,229.5 SQ FT</b> |

N



SCALE

$\frac{1}{16}" = 1'-0"$

DATE: 07.20.2021

SHEET: 1 OF 1

Drafted By

VF

FL-7 OG

# Lease Breakdown

## Lease Breakdown - Suite 225-227 - Forestwood Farm

| SF Leased             | ±45,820 SF |
|-----------------------|------------|
| Lease Commencement    | 1/1/2022   |
| Lease Expiration      | 12/31/2028 |
| Current Lease Rate/SF | \$3.66     |
| Rent Increases        | 3.00%      |
| Renewal Options       | N/A        |

## Lease Breakdown - Suite 229 - Available

| SF Available          | ±20,840 SF |
|-----------------------|------------|
| Lease Commencement    | N/A        |
| Lease Expiration      | N/A        |
| Current Lease Rate/SF | \$-        |
| Rent Increases        | 0.00%      |
| Renewal Options       | N/A        |

## Lease Breakdown - Suite 231 - Available

| SF Available          | ±33,340 SF |
|-----------------------|------------|
| Lease Commencement    | N/A        |
| Lease Expiration      | N/A        |
| Current Lease Rate/SF | \$-        |
| Rent Increases        | 0.00%      |



# Proforma Overview

| Current Rent Roll     |                 |                |             |                    |                     |               |                 |          |                                   |
|-----------------------|-----------------|----------------|-------------|--------------------|---------------------|---------------|-----------------|----------|-----------------------------------|
| Tenant                | Lease End       | GLA (SF)       | % of GLA    | Monthly Rent (\$)  | Annual Rent (\$)    | \$PSF/Year    | Renewal Options | Service  | Estimated Annual CAM in Base Year |
| Forrestwood Farms     | 12/31/28        | 45,820         | 46%         | \$14,395.12        | \$172,741.44        | \$3.77        | N/A             | NNN      | \$31,157.64                       |
| <b>Occupied Total</b> | 1 Suite         | 45,820         | 46%         | \$14,395.12        | \$172,741.44        | \$3.77        | -               | -        | -                                 |
| Vacant - Suite 229    | N/A             | 20,840         | 21%         | \$-                | \$-                 | \$-           | -               | -        | -                                 |
| Vacant - Suite 231    | N/A             | 33,340         | 33%         | \$-                | \$-                 | \$-           | -               | -        | -                                 |
| <b>Total (100%)</b>   | <b>3 Suites</b> | <b>100,000</b> | <b>100%</b> | <b>\$14,395.12</b> | <b>\$172,741.44</b> | <b>\$3.77</b> | <b>-</b>        | <b>-</b> | <b>-</b>                          |

|  |  |  |  |                     |              |  |  |  |  |
|--|--|--|--|---------------------|--------------|--|--|--|--|
|  |  |  |  | Current Annual Rent | \$172,741.44 |  |  |  |  |
|--|--|--|--|---------------------|--------------|--|--|--|--|

| 12 Month Proforma     |                 |                |             |                    |                     |               |                 |          |                                   |
|-----------------------|-----------------|----------------|-------------|--------------------|---------------------|---------------|-----------------|----------|-----------------------------------|
| Tenant                | Lease End       | GLA (SF)       | % of GLA    | Monthly Rent (\$)  | Annual Rent (\$)    | \$PSF/Year    | Renewal Options | Service  | Estimated Annual CAM in Base Year |
| Forrestwood Farms     | 12/31/28        | 45,820         | 46%         | \$14,395.12        | \$172,741.44        | \$3.77        | N/A             | NNN      | \$31,157.64                       |
| Vacant - Suite 229    | N/A             | 20,840         | 21%         | \$4,168.00         | \$50,016.00         | \$2.40        | -               | -        | -                                 |
| Vacant - Suite 231    | N/A             | 33,340         | 33%         | \$11,530.08        | \$138,360.96        | \$4.15        |                 |          |                                   |
| <b>Occupied Total</b> | 3 Suites        | 100,000        | 100%        | \$30,093.20        | \$361,118.40        | \$3.44        | -               | -        | -                                 |
| <b>Vacant Total</b>   | 0 Suites        | 0 SF           | 0%          | \$0                | \$0                 | \$0.00 PSF    | -               | -        | -                                 |
| <b>Total (100%)</b>   | <b>3 Suites</b> | <b>100,000</b> | <b>100%</b> | <b>\$30,093.20</b> | <b>\$361,118.40</b> | <b>\$3.44</b> | <b>-</b>        | <b>-</b> | <b>-</b>                          |

|  |  |  |  |                       |              |  |  |  |  |
|--|--|--|--|-----------------------|--------------|--|--|--|--|
|  |  |  |  | Projected Annual Rent | \$361,118.40 |  |  |  |  |
|--|--|--|--|-----------------------|--------------|--|--|--|--|

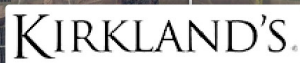
12 Month Proforma is based on projected lease rates for the current vacancy.



**KAISER**  
ALUMINUM



± 10,000 VPD

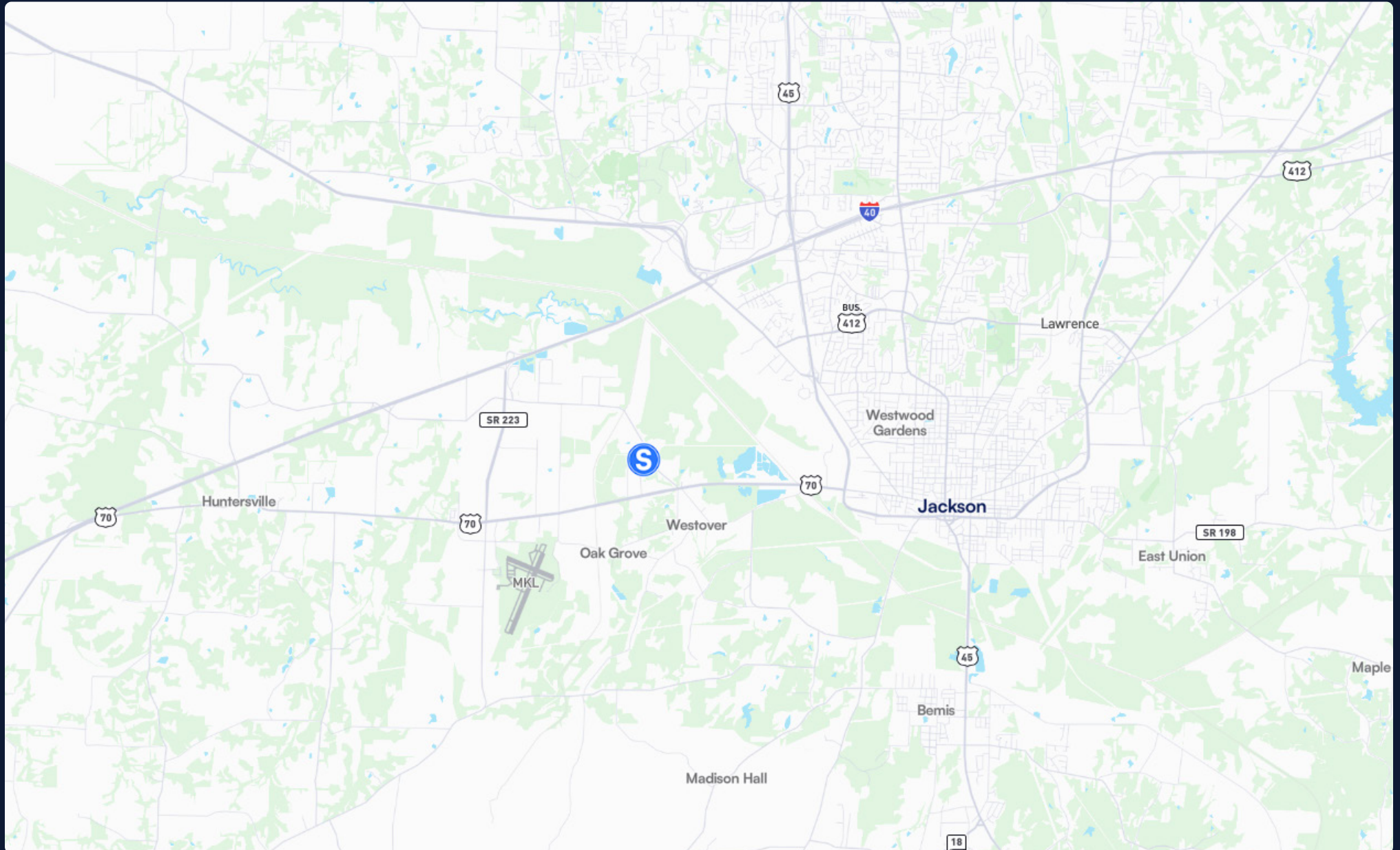


Google Earth

# MARKET OVERVIEW

## Multi-Tenant Industrial

225-231 Bobrick Dr Jackson, TN 38301



# Jackson, TN

## Market Demographics



**68,098**

Total Population

**\$51,552**

Median HH Income

**30,033**

Employed Population

**30,259**

# of Households

## Local Market Overview

Jackson, TN, this asset sits at the heart of the largest industrial submarket between Nashville and Memphis. By anchoring this critical mid-state corridor, the property offers unparalleled access to a premier east—west transportation artery, serving as a vital hub for manufacturing and distribution across the Southeast and Mid-South. This location supports efficient distribution and supply-chain operations, making it attractive for industrial users seeking cost-effective access to major markets in the Southeast and Mid-South. The city's centrality within the region helps drive steady population and employment growth, with the broader Jackson Metro Area home to approximately 181,000 residents and anchored by a labor force supported through multiple educational institutions and technical training centers. Within the immediate vicinity of 225-231 Bobrick Dr, surrounding demographics reflect a growing residential and workforce base. This translates to expanding local demand for industrial goods movement, manufacturing support services, and logistics operations. Combined with convenient access to transportation infrastructure and a competitive cost environment relative to larger regional metros, Jackson's industrial market supports both occupier expansion and investor interest.

## Property Demographics

| POPULATION                 | 3-MILE   | 5-MILE   | 10-MILE  |
|----------------------------|----------|----------|----------|
| 2020 Population            | 6,424    | 36,038   | 86,370   |
| 2025 Population            | 6,637    | 37,752   | 87,255   |
| 2030 Population Projection | 6,719    | 38,317   | 87,967   |
| HOUSEHOLDS                 | 3-MILE   | 5-MILE   | 10-MILE  |
| 2020 Households            | 2,701    | 14,049   | 34,365   |
| 2025 Households            | 2,787    | 14,815   | 34,749   |
| 2030 Household Projection  | 2,822    | 15,058   | 35,046   |
| INCOME                     | 3-MILE   | 5-MILE   | 10-MILE  |
| Avg Household Income       | \$54,011 | \$63,677 | \$70,232 |

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matthew.powell@matthews.com  
License No. 372958 (TN)

**Yates Thomas**  
Associate

**(615) 252-7294**  
yates.thomas@matthews.com  
License No. 386527 (TN)

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **225 Bobrick Dr Jackson, TN 38301** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
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