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
License No. 357879 (TN)

Matthew Powell
Senior Associate

(615) 763-8298
matthew.powell@matthews.com
License No. 372958 (TN)

Yates Thomas
Associate

(615) 252-7294
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 ±100,000 SF multi-tenant industrial asset situated on ±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:** ±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 ±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 ±54,180 SF for current operations, while securing a clear, built-in path to expand into the remaining ±45,820 SF of the building when the final tenant's lease expires in 2028.

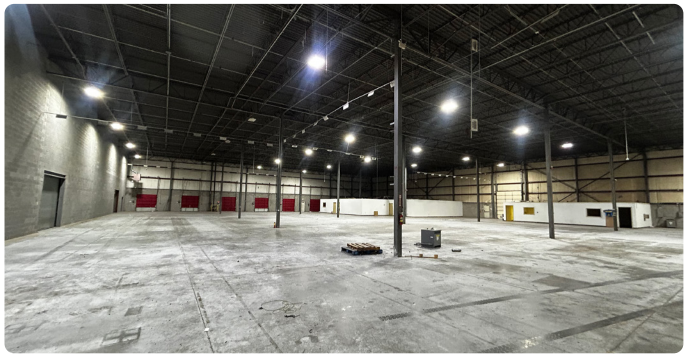
Property Overview

$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

FAROPOINT

www.faropoint.com

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
TOTAL	**100,229.5 SQ FT**

N

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

DATE: 07.20.2021

SHEET: 1 OF 1

Drafted By VF

FL 0G

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 231 - Available

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

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

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
Occupied Total	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%	$-	$-	$-	-	-	-
Total (100%)	**3 Suites**	**100,000**	**100%**	**$14,395.12**	**$172,741.44**	**$3.77**	**-**	**-**	**-**
				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			
Occupied Total	3 Suites	100,000	100%	$30,093.20	$361,118.40	$3.44	-	-	-
Vacant Total	0 Suites	0 SF	0%	$0	$0	$0.00 PSF	-	-	-
Total (100%)	3 Suites	100,000	100%	$30,093.20	$361,118.40	$3.44	**-**	**-**	**-**
				Projected Annual Rent	**$361,118.40**				

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

N
± 41,800 VPD
40
KAISER ALUMINUM
GREENPOINT AG
± 27,000 VPD
SAIA
Owens Corning
SERVICE PARTNERS
FERGUSON
amcor
GP Georgia-Pacific
FedEx Freight
Subject Property
SOUTHERN CONCRETE PRODUCTS
Serving the South Since 1943
KENNY PIPE&SUPPLY INC.
Frito Lay
WIESE
United Rentals
pepsico
FORD CONSTRUCTION COMPANY
± 10,000 VPD
70
MOORE EQUIPMENT
amazon Distribution Center
Industrial Neighbors
BOBRICK
EIS
USF
PROCESS & POWER
East Coast METAL DISTRIBUTORS
Kellogg's
TOYOTA
Jackson Regional Airport
DEMENT Construction
KIRKLAND'S
Google Earth

MARKET OVERVIEW

Multi-Tenant Industrial
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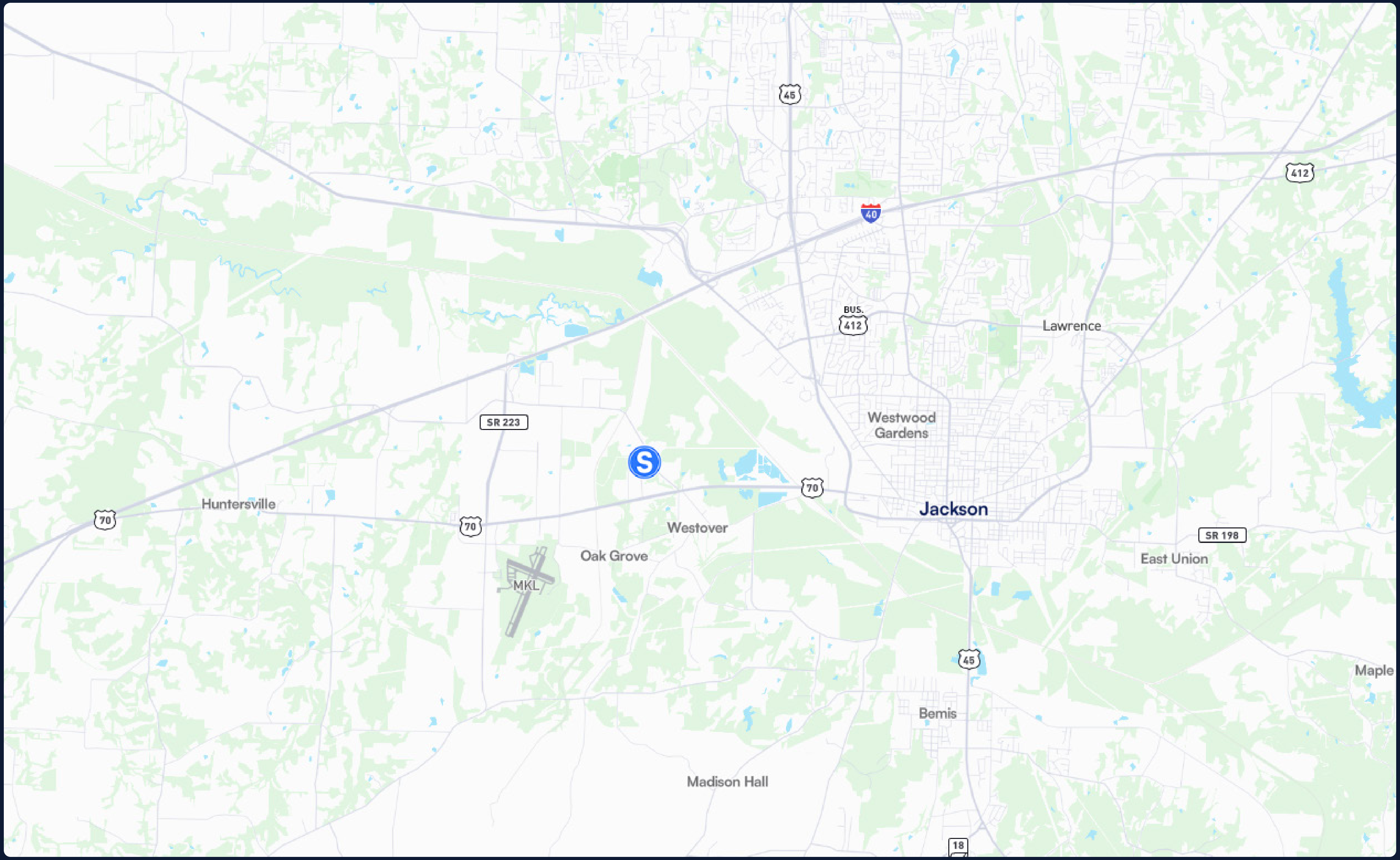

Jackson, TN

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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