

ALL FIELDS DETAIL



MLS # 200726
Class COMMERCIAL /INDUSTRIAL
Type Light Industrial
Area JACKSON E CTRL
Asking Price \$5,500
Address 77 Conalco Drive
Address 2
City Jackson
State TN
Zip 38305
Status Active
Sale/Rent For Rent
IDX Include Y

City Limits Yes
Sale/Lease For Lease
of Parking Spaces 25



GENERAL

Lease Price per SQFT	\$5.50	Lease Price per Month	\$5,500.00
Net Lease (Y/N)	Yes	# of Stories	1.00
Number of Acres	2.25	Agent	Lee W Godfrey - Cell: 731-343-2900
Listing Office 1	Coldwell Banker, Real Est. Now - Main: 731-668-1777	ListAgent Cell Phone	731-343-2900
List Agent Email	lee@leegodfrey.com	List Team	Lee Godfrey Team
Listing Agent 2		ListAgent 2 Cell Phone	
ListAgent 2 Email		Listing Office 2	
Consession Seller Offer	*3	Dual/Variable Rate (Y/N)	No
Listing Type	Exclusive Right	Owner/Agent (Y/N)	No
Owner		Age	25
Listing Date	2/19/2020	County	MADISON COUNTY
Map #	065F	Group	A
Parcel #	008.00	Lot Size	2.25 Ac +/-
Electric Voltage		Electric Amps	220
Total SQFT	12,000	Warehouse SQFT	10,579
Office SQFT	1421	Ceiling Height	16
RE Taxes	4634	Personal Property Tax	0
# of Docks	4	Front Footage	255+/-
Year Built	1995	Building Sprinklers (Y/N)	No
Rail Siding (Y/N)	No	Zoned Historical (Y/N)	No
Traffic Count		Entry Date	02/21/2020
Zone	GENERAL INDUST	Gross Annual Income	
Gross Operating Income		Vacancy	
Maintenance		RE Taxes	4634
Debt Service		Net Operating Income	
Other Expenses		Cash Flow	
Off Market Date		Search By Map	
Lender Req Proof of Funds	Yes	Tax ID	
Update Date	2/21/2020	Status Date	2/21/2020
HotSheet Date	2/21/2020	Price Date	2/21/2020
Input Date	2/21/2020 11:35 AM	Associated Document Count	2
VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Agent Hit Count	0	Client Hit Count	0
Original Price	\$5,500	Days On Market	2
Taxes - City	2107	CoOp Fee	
Office Park		Loan Type	
Price Per SqFt		SentriLock being Used	No
Taxes - County	2527	SentriLock Serial Number	
Geocode Quality		Picture Count	20
Sold Price Per SQFT		Associated Staff Amendments	
Input Date	2/21/2020 11:35 AM	Update Date	2/21/2020 11:35 AM
Deed		Page #	

FEATURES

AIR CONDITIONING **HEAT** **LOADING** **PRESENT TENANT**

FEATURES

Electric	Central Gas	Loading Dock 2+	Vacant
AVAILABLE TRANSPORTATION	HEATING (FUEL)	Truck Well 2+	PRESENT USE
City Street	Natural Gas	Ground Level Door	Industrial
CONSTRUCTION	INCLUSIONS	LOCATION	ROOF SYSTEM
Masonry/Steel	Security System	Free Standing	Corrugated Steel
ELECTRICITY PHASE	INTERIOR FEATURES	POSSESSION	TO SHOW
1 Phase	Ceiling Whse 10+	At Closing	Call Listing Agent
FLOORS			Must Have Appointment
Concrete Slab/Grade			

FINANCIAL

Syndication	12,000 SF Warehouse & Office on Conalco Drive. \$5,500	Type of Sale	Normal Sale
Remarks	base rent + \$690/month CAM. 5 year lease. 1421 SF Office space - Sales counter, 2 offices, showroom, 2 restrooms, kitchen.		

SOLD STATUS

How Sold		Contract Date	
Closing Date		Sold Price	
Selling Agent 1		Selling Office 1	
Sell Team		Seller Concessions	
Legal Sellers Name		Additional Comments	
Home Warranty (Y/N)			

DIRECTIONS

Directions From I-40 @Exit 85, go south on FE Wright Dr, right on Parkway, right on Conalco Dr, property on left

PUBLIC REMARKS

Brochure Comments 12,000 SF Warehouse & Office on Conalco Drive. \$5,500 base rent + \$690/month CAM. 5 year lease. 1421 SF Office space - Sales counter, 2 offices, showroom, 2 restrooms, kitchen.

AGENT ONLY REMARKS

Agent Only Remarks *Should negotiations result in seller paying closing costs, CSO to be calculated on Final Sale Price less closing costs paid by seller x CSO. Seller requests prequalification letter with all offers.

ADDENDUM

Addendum

ADDITIONAL PICTURES



MLS # 200726

Address: 77 Conalco Drive



DISCLAIMER

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