

FOR THE EXCLUSIVE USE OF MACM@MCKEEANDMCFARLAND.COM

From the Memphis Business Journal:

<https://www.bizjournals.com/memphis/news/2018/12/05/fedex-office-building-sells-for-11-million.html>

FedEx office building sells for \$11 million

Dec 5, 2018, 2:33pm CST

Subscriber-Only Article Preview | For full site access: [Subscribe Now](#)

A California-based firm just bought an office property anchored by FedEx Services.

Libitzky Property Cos. spent \$11 million on the building, which is located at 3860 Forest Hill Irene Road and contains 79,000 square feet.

"We like the Memphis area. We think there are solid fundamentals and good growth prospects based on the amenities in the Germantown submarket," Libitzky principal Kevin Perkins said.

FedEx Services occupies about 85 percent of the building and has invested millions of dollars into improving its space in recent years, Perkins said. About \$3.8 million worth of building permits have been approved for the property since 2010, according to the Shelby County Assessor of Property's website.

FedEx spent some of this money on amenities, trying to make the building competitive with the homes of San Francisco tech firms. These improvements make the building attractive even if the logistics company leaves after its lease ends in 2026, Perkins said.

Libitzky owns 6 million square feet of commercial property in seven states. This includes the flex warehouse park at 7730 Trinity Road in Cordova, which is home to Meddlesome Brewing Co. and Lensrentals.

Perkins said his firm would love to purchase more flex, industrial or suburban office properties in Memphis.

"We think Memphis is going to continue to do well," he said.

Nashville-based Anchor Investments LLC sold the Forest Hill Irene building to Libitzky, four years after purchasing it for \$5 million. In 2014, it was 65 percent occupied, according to a news release from Anchor.

With the proceeds from the sale, Anchor is hoping to expand its Memphis portfolio, its release said. Avison Young brokers Michael Donahoe, Shane Soefker, and Jacob Biddle represented Anchor in the sale.

Jacob Steimer
Staff Reporter
Memphis Business Journal



COURTESY ANCHOR INVESTMENTS | JIM KIHNL

Libitzky Property Cos. spent \$11 million on the building, which is located at 3860 Forest Hill Irene Road and contains 79,000 square feet.