

# Ross West Tennessee Industrial Park

Strategically Located  
Master Planned Park

Highway 412 & Highway 70  
Jackson, TN  
[www.cbre.com](http://www.cbre.com)

Building Options Ranging from 200,000 to 400,000 SF

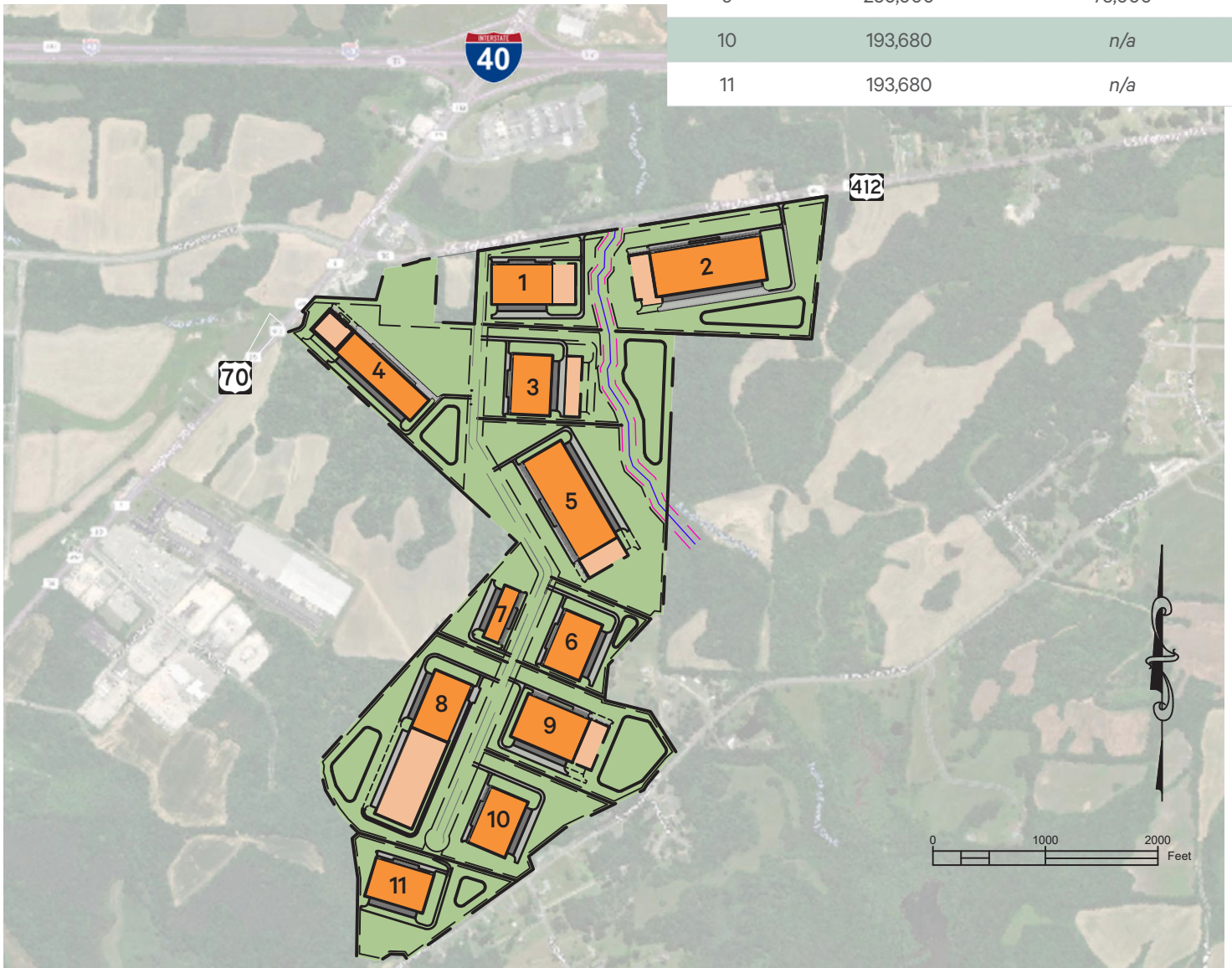


# Park Summary

- + Building options ranging from 200,000 SF – 400,000 SF
- + 338 Acres Total
- + Convenient Access to I-40 and Highway 70
- + Utilities Available to Site
- + Institutional Quality Construction and Design
- + Immediate access to Interstate 40, the third longest interstate in the country
- + Approximately 40 minutes (45 miles) to Ford's Blue Oval Campus in Stanton

## Building Options

Building	Proposed Bldg SF	Potential Expansion SF
1	193,680	75,000
2	400,000	75,000
3	193,680	75,000
4	225,000	75,000
5	400,000	75,000
6	193,680	n/a
7	100,000	n/a
8	200,000	300,000
9	250,000	75,000
10	193,680	n/a
11	193,680	n/a



# Master Planned Development Featuring High Quality Construction and Design

**Ross West Tennessee Industrial Park is a master-planned industrial development consisting of 338 acres developed by H&M Development.**

Founded in 1957, H&M is a national engineering and construction firm headquartered in Jackson, Tennessee. In the last ten years, H&M has completed over 55 million square feet of big-box warehouse and distribution space for clients including Asics, Nike, Baxter, Milwaukee Tool, Adidas Group, Procter & Gamble, GE, Tractor Supply, Williams-Sonoma, Ross Stores, Dicks Sporting Goods and many others. For additional information visit [hmcompany.com](http://hmcompany.com).

## Sample Building Specifications

*200,000 - 400,000 SF*

CONSTRUCTION TYPE	Tilt-wall concrete
ROOF TYPE	Mechanically attached (TPO) roof with welded seams insulated R-19 with a 10 year warranty roof exterior to be white.
CONCRETE APRON	Minimum of 60'
TRUCK COURT	Minimum of 130' from the face of the dock wall (60' concrete and 70' heavy duty asphalt)
OFFICE AREA	BTS
CLEAR HEIGHT (MIN)	40'
COLUMN SPACING	Minimum of 50' wide x 50' deep. 60' deep on loading bays.
WAREHOUSE LIGHTING	LED fixtures with motion sensors
SPRINKLER	ESFR
POWER SPECIFICATIONS	Minimum of 2,000 AMP, 277/480 volt, 3-Phase, 4 - Wire service.



# Ross West Tennessee Industrial Park

Highway 412 & Highway 70 | Jackson, Tennessee

## JACKSON, TN

Strategically positioned between Memphis and Nashville along Interstate 40, Jackson, Tennessee is the primary trade area for a thirteen (13) county region providing employment, medical care, entertainment, retail and services for an estimated 400,000 people. The area has experienced positive growth in recent years based on its low cost of living, affordable housing, and recreational opportunities. In addition to having one of the nation's lowest overall tax burdens, Jackson's economic development partners offer exceptional incentives to relocating and expanding businesses.

### Available Local Incentives

- + Real and Personal Property Tax Abatement (PILOT)
- + Foreign Trade Zone 283
- + TVA Valley Investment Initiative



### 300 Mile

Radius includes over **33.6** million people and the cities of Memphis, Nashville, Atlanta, St. Louis, Louisville and Birmingham

### 58%

of the population is accessible within a one day's drive



# Strategic Location

## I-40 Corridor

Ross West Tennessee Industrial Park is strategically located in Jackson, Tennessee with convenient access to the I-40 Corridor, the third longest interstate in the country, connecting the population centers of Memphis, Nashville and Knoxville. With six major interstate highways, the world's second busiest cargo airport, the third largest rail center in the U.S. and the nation's fourth largest inland port found along this corridor, goods produced here can be quickly and efficiently delivered to anywhere on the globe. The region's integrated transportation network ranks as one of the best in the nation, leading Tennessee to be ranked No. 1 for Overall Infrastructure and Global Access by Area Development magazine.



+ Close Proximity to Memphis's Distribution Network:

- Memphis International Airport, the 2nd busiest cargo airport in the world
- FedEx World Hub, the largest sorting facility in the world
- The 3rd largest rail center (Memphis) with five (5) Class I rail systems
- 6 interstate highways
- 5th largest inland port



## Contact Us

**Patrick Burke, SIOR**  
Executive Vice President  
+1 901 260 1032  
patrick.burke@cbre.com

**Jacque Beeson, SIOR**  
Senior Vice President  
+1 901 260 1090  
jacque.beeson@cbre.com

**Rives Moore**  
Associate  
+1 901 260 1107  
rives.moore@cbre.com

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