

BATESVILLE INDUSTRIAL FACILITY

195 Crown Drive, Batesville, MS 38606



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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

EXCLUSIVE MARKETING ADVISORS

Patrick Burke, SIOR

Executive Vice President
+1 901 260 1032
patrick.burke@cbre.com
MS License: S-28308

Jacque Beeson, SIOR

Senior Vice President
+1 901 260 1090
jacque.beeson@cbre.com
MS License: S-51059

Rives Moore

Associate
+1 901 260 1107
rives.moore@cbre.com
MS License: S-60131

CBRE, Inc.

6070 Poplar Avenue, Suite 500
Memphis, TN 38119
www.cbre.us/memphis



THE OFFERING

195 Crown Drive represents a Class B industrial manufacturing facility containing approximately 270,000 square feet on 40 acres with ample excess land for expansion, storage or parking.

CBRE is the exclusive marketing advisor for 195 Crown Drive (“Property”), representing a rare user investment opportunity consisting of a Class B manufacturing facility in Batesville, MS. Constructed in 1987, the 270,000 square foot industrial facility features metal construction, 34’ - 40’ clear heights, wet sprinkler system, eight (8) truck loading doors, and five (5) drive-in doors.

Positioned on 40 acres, the Property offers ample parking and excess land for potential expansion, outside storage, or additional parking. The site includes an inactive rail spur to the Grenada Railway, a shortline rail system that runs through North Mississippi from Memphis, TN to Canton, MS.

The Property is well positioned with convenient access to major transit corridors including Highway 35 and Interstate 55. The area is a preferred location for industrial users in the Panola County area as neighboring tenancy includes Blauer Manufacturing, Institutorm Technologies, Performance Food Group and GE Aviation.

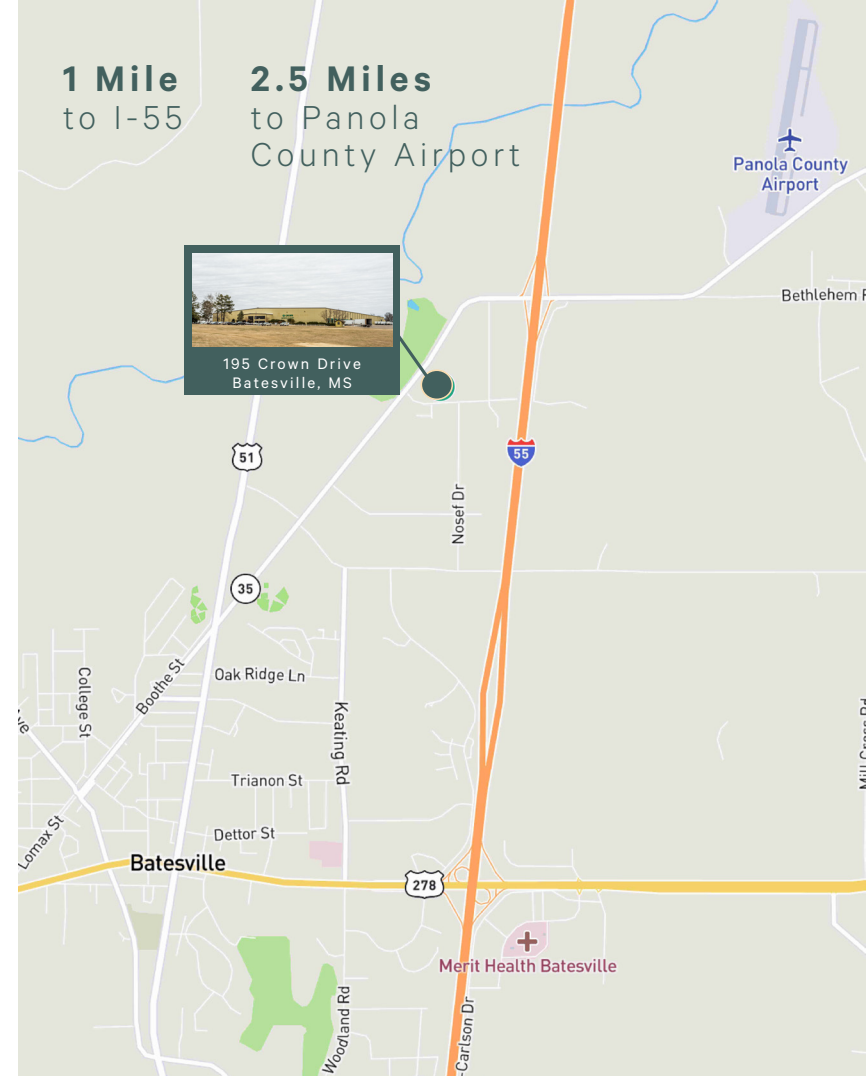
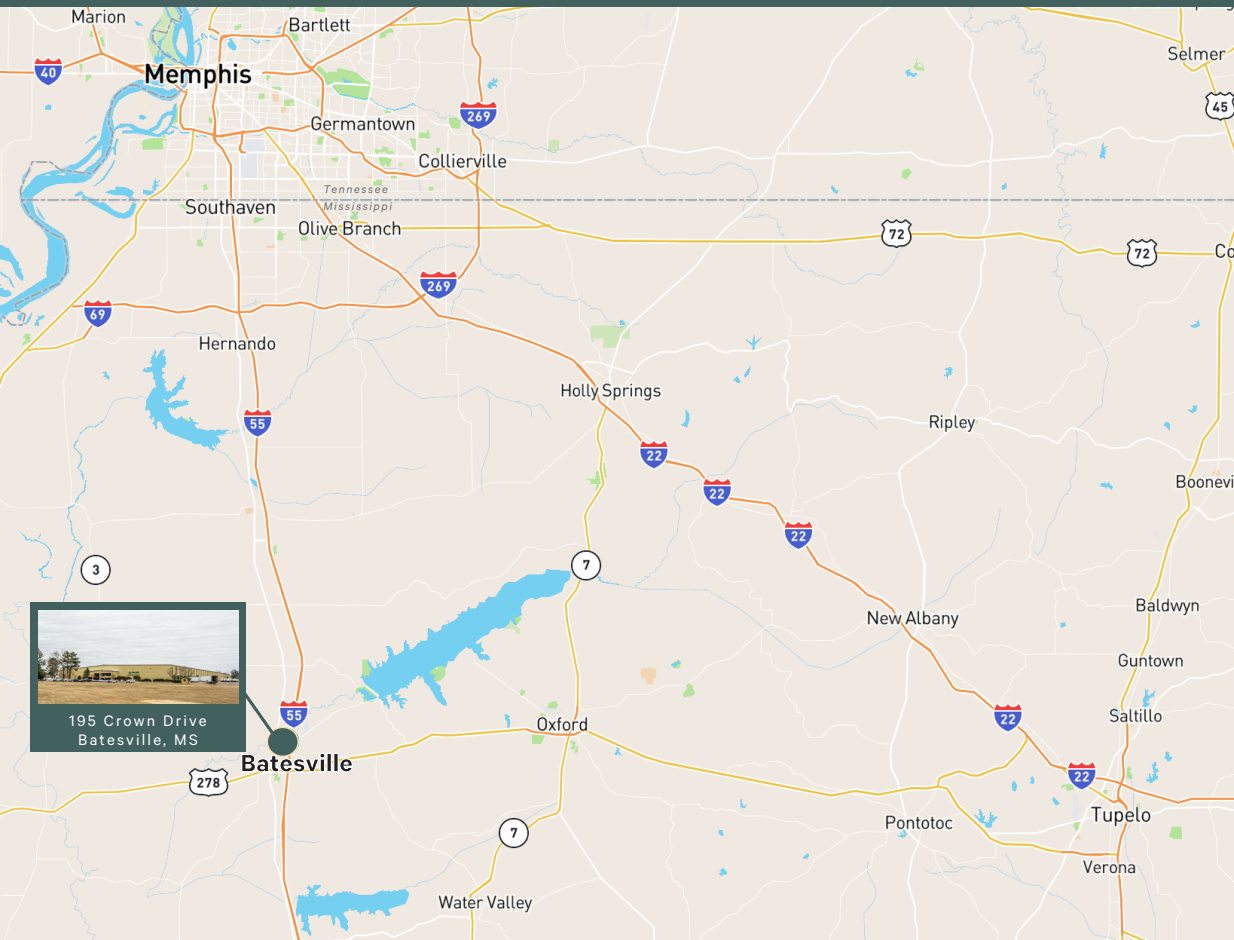
LOCATION

Batesville represents one of the county seats of Panola County, MS, which is approximately 55 miles from the Memphis MSA and approximately 80 miles from Tupelo, MS. The Property is well positioned with convenient access to Interstate 55 (a primary north/south trucking corridor for Mississippi), the Panola County Regional Airport, and the Grenada Railway.

55 Miles
to Memphis MSA

80 Miles
to Tupelo, MS

125 Miles
to Canton, MS



PROPERTY SUMMARY

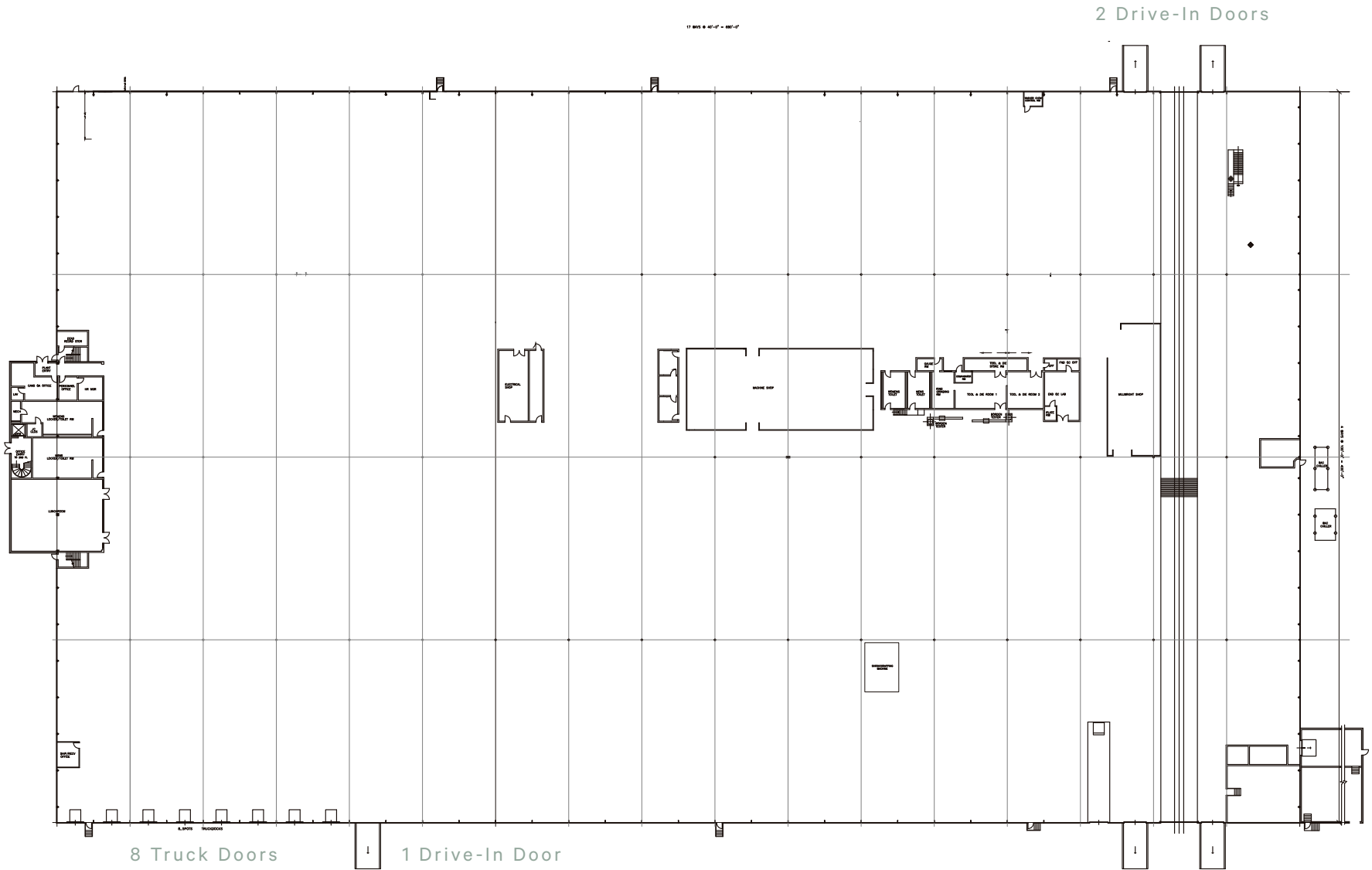
ADDRESS	195 CROWN DRIVE BATESVILLE, MS 38606
Rentable Building SF	270,000 SF
Warehouse SF	264,720 SF (98%)
Office SF	5,280 SF (2%)
Acreage	40.0 Acres
Parcel ID	3138 0004803 0000300
Zoning	Heavy Industrial
Year Built / Renovated	1987
Construction Type	Metal
Clear Height	34' - 40' (Peak)
Column Spacing:	40' x 100'
Floor Thickness:	8"
Truck Loading Doors	8
Drive-In Doors	5
Electric:	Five transformers; 5 Switchgear boxes inside, each rated at 4,000 amps
Sprinkler:	Wet System
Parking:	200 Surface Spaces

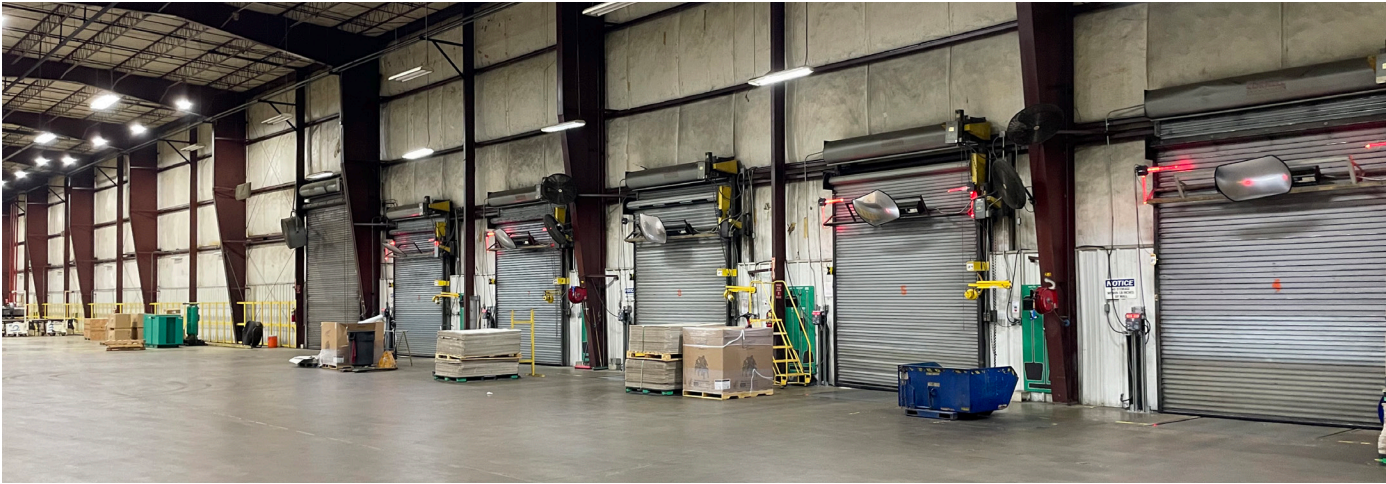


AERIAL



SITE PLAN





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PLEASE CONTACT:

Patrick Burke, SIOR

Executive Vice President
+1 901 260 1032
patrick.burke@cbre.com
MS License: S-28308

Rives Moore

Associate
+1 901 260 1107
rives.moore@cbre.com
MS License: s-60131

Jacque Beeson, SIOR

Senior Vice President
+1 901 260 1090
jacque.beeson@cbre.com
MS License: S-51059

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6070 Poplar Avenue, Suite 500
Memphis, TN 38119
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