

HQ LOCATION

4294

Swinnea Rd

Memphis, TN 38118



SINGLE TENANT **INDUSTRIAL**
INVESTMENT OPPORTUNITY



CUSHMAN &
WAKEFIELD



COMMERCIAL
ADVISORS

4294

Swinnea Rd
Memphis, TN 38118

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SINGLE TENANT INDUSTRIAL
INVESTMENT OPPORTUNITY

THE OFFERING - HQ LOCATION

OFFERING SUMMARY

NOI	\$394,473
SIZE (SF)	54,676 - Expandable
ACRERAGE	8.67
SUBMARKET	Southeast
NUMBER OF TENANTS	1
OCCUPANCY	100%
WALT	4.34 Years*

**As of May 1, 2026*



DEAL HIGHLIGHTS - GRADE A SPECS



Airport Adjacent Class B Industrial

Strong Building Functionality

100% HVAC

LED Fixtures

Full Backup Generator

**2026 Renovations- Break Rooms,
Restrooms, Paint & Carpet**

Expandable up to 80k additional SF

ESFR Sprinkler

**Strategically located between FedEx Hub
& BNSF Intermodal Yard**

Close access to I-55, I-40 & Route 78

4294

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PROPERTY HIGHLIGHTS



BUILDING SPECS - ESFR SPRINKLERED WITH 100% BACKUP GENERATOR

PARCEL ID	060176 00401
TOTAL BUILDING SIZE (SF)	54,676
WAREHOUSE SIZE (SF)	Approximately 32,676
OFFICE SIZE (SF)	Approximately 22,000
ACRES	8.67
ZONING	RU-2
YEAR BUILT	1996
# OF STORIES	1 with warehouse mezzanine
ROOF	TPO 60 mil roof (2016)- 15 year warranty
CLEAR HEIGHT	26'
COLUMN SPACING	40' x 46'
DOCK-HIGH DOORS	5 total - 2 with pit levelers, lights, and seals
DRIVE-IN DOORS	1
LIGHTING	LED
SPRINKLERS	ESFR sprinkler system with 0.10/3,000 SF density over office area
HVAC	100% HVAC
RENOVATIONS	Break Rooms, Restrooms, Paint & Carpet
GENERATOR	Full generator backup
SECURITY	Fully fenced and secured



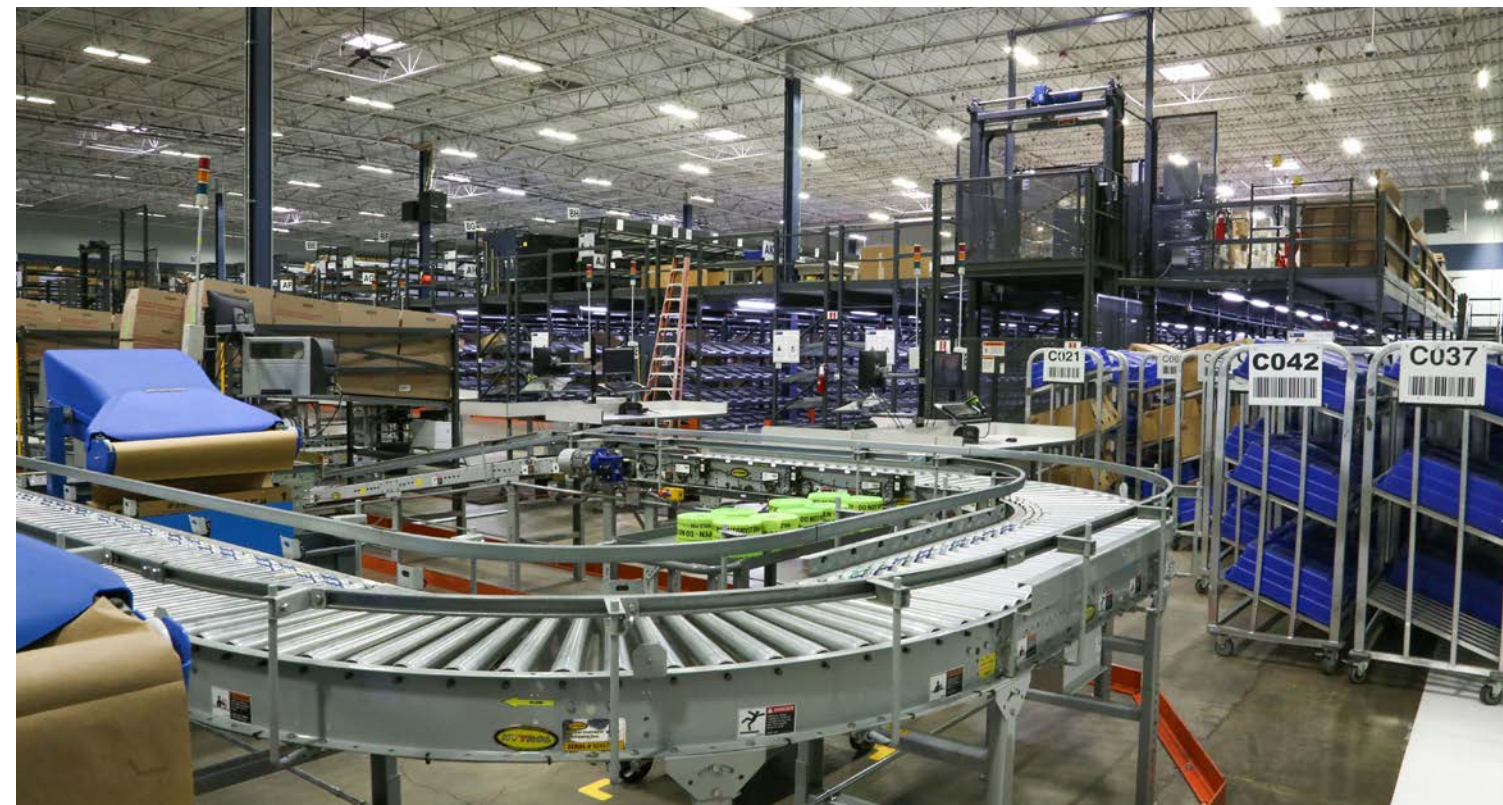
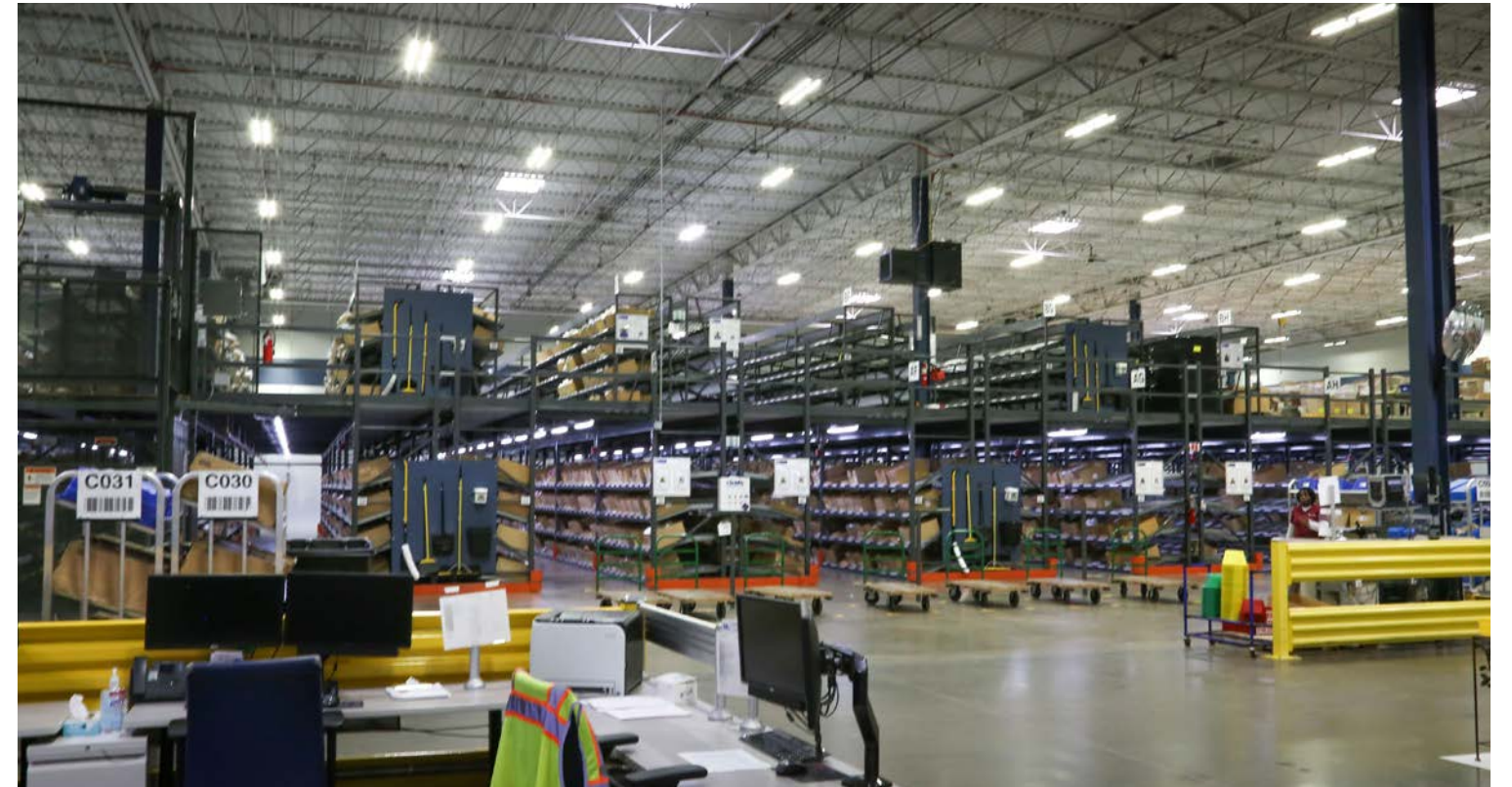
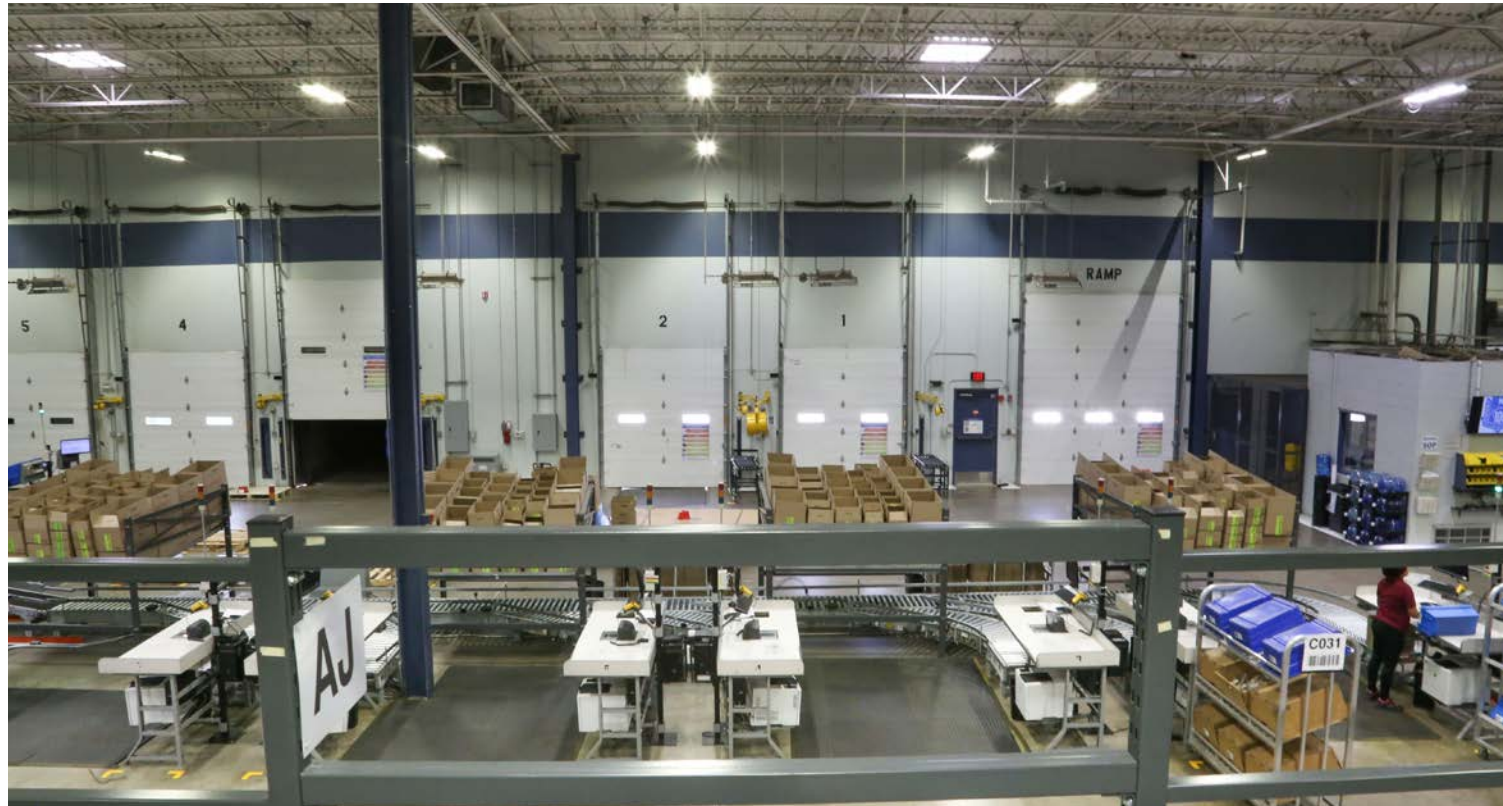
PARCEL OUTLINE - 4249 SWINNEA ROAD



EXPANSION AREA
Additional 80K SF



THE PROPERTY - FULLY CONDITIONED



THE PROPERTY - RECENTLY RENOVATED



FLOOR PLAN



22,000 SF
OFFICE

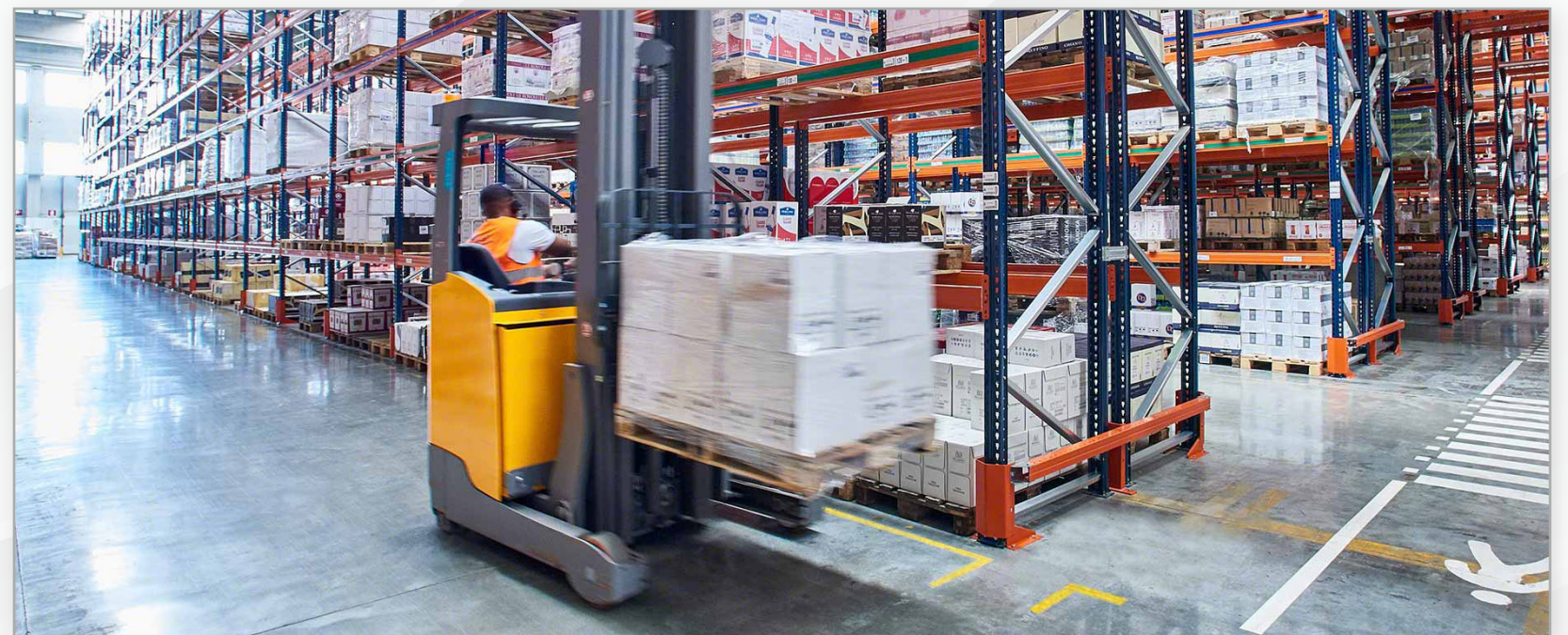
32,676 SF
WAREHOUSE



TENANT HIGHLIGHT - PROVEN INDUSTRY LEADER



Mallory Alexander International Logistics is a Memphis-based, fifth-generation third-party logistics (3PL) provider founded in 1925, offering comprehensive international and domestic freight forwarding, customs brokerage, and warehousing. They specialize in supply chain solutions, including ocean and air freight, NVOCC, and specialized logistics for high-value goods, serving clients globally with over 31 locations and 500 employees.



\$200M+ Revenue

31

Locations
Worldwide

2M+

Sq. Ft. of U.S.
Warehouse Space

Continuous Coverage and
Responsive Support

Proven On-time
Execution

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PROPERTY POSITIONING



SOUTHEAST SUBMARKET - MEMPHIS' STRONGEST SUBMARKET



STRONG INDUSTRIAL SUBMARKET FUNDAMENTALS

The Southeast Submarket stands as the premier industrial hub in the Mid-South and is widely regarded as the strongest logistics submarket within a 200-mile radius. Anchored by the BNSF Intermodal Facility, the area serves as a critical nexus for regional and national distribution, offering unparalleled multimodal connectivity.

Strategically positioned with immediate access to major transportation corridors including I-55, I-240, and I-40, the submarket enables efficient north-south and east-west distribution across the central United States. Additionally, its close proximity to Memphis International Airport—home to one of the world’s busiest cargo airports—provides a significant competitive advantage for time-sensitive logistics and air freight operations.

The Southeast Submarket continues to attract a diverse mix of national and regional tenants due to its central location, robust infrastructure, and ability to support high-velocity supply chain operations, solidifying its position as the dominant industrial submarket in the broader Mid-South region.

MEMPHIS Q1 2026 INDUSTRIAL SUBMARKET CHART										
Submarket	Inventory (SF)	Overall Vacant (SF)	Overall Vacancy Rate	Current QTR Overall Net Absorption (SF)	YTD Overall Net Absorption (SF)	Under Construction (SF)	Construction Completions (SF)	Overall Weighted Avg Net Rent (MF)	Overall Weighted Avg Net Rent (W/D)	Overall Weighted Avg Net Rent (OS)
★ Southeast	116,604,542	8,473,006	7.3%	1,446,504	1,446,504	125,755	-	\$5.25	\$4.08	\$5.47
Northeast	16,462,376	985,090	6.0%	953,755	953,755	209,580	-	\$7.00	\$7.85	\$11.86
Northwest	29,539,505	1,856,399	6.3%	53,752	53,752	-	-	\$2.72	\$3.64	\$5.83
Southwest	42,842,705	1,555,354	3.6%	(27,590)	(27,590)	-	-	\$3.94	\$3.21	\$7.75
Desoto County	74,200,763	7,761,356	10.5%	54,799	54,799	-	-	\$4.92	\$4.29	\$8.36
Marshall County	32,236,681	3,350,816	10.4%	(18,096)	(18,096)	3,033,645	-	\$4.88	\$4.02	\$5.20
MEMPHIS TOTALS	311,886,572	23,982,021	7.7%	2,463,124	2,463,124	3,368,980	-	\$4.56	\$4.15	\$7.74

Q1 2026 Office Memphis (MSA)

CORPORATE NEIGHBORS - STRATEGICALLY LOCATED



CORPORATE NEIGHBORS - GLOBAL COMPANIES



DRIVE TIME MAP - STRONG LABOR ACCESSIBILITY



DRIVE TIME KEY: ■ 5 MINUTES ■ 10 MINUTES ■ 15 MINUTES

DEMOGRAPHICS - CLOSE WORKFORCE PROXIMITY

YEAR 2025	1 MILE	3 MILE	5 MILE
Population	3,894	32,078	144,447
Median Age	34.7	32.9	35.6
Avg Household Income	\$66,586	\$69,541	\$73,289
Per Capita Income	\$25,846	\$27,206	\$28,843
Total Businesses	83	1,772	5,883
Total Employees	4,235	52,959	112,248
Employment (White Collar)	582	5,421	27,304
Employment (Blue Collar)	461	5,356	22,163
Employment (Services)	482	2,491	11,507
Unemployemnt Rate	8.20%	9.10%	8.40%

source: Esri, April 2026

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MEMPHIS OVERVIEW



**CUSHMAN &
WAKEFIELD**



**COMMERCIAL
ADVISORS**

MEMPHIS OVERVIEW

MEMPHIS: AMERICA'S DISTRIBUTION CENTER

Located on the banks of the Mississippi River in the southwestern corner of Tennessee, Memphis is the centerpiece of the "Mid-South", a region with exceptional logistical connectivity within the U.S. The Memphis MSA is a ten-county area which encompasses portions of southwest Tennessee, northern Mississippi, and eastern Arkansas. With an estimated population of 1,346,500 and a workforce of approximately 652,000, Memphis offers a diverse, robust economic climate which is extremely attractive to both corporations and employees alike. Memphis is a critical distribution and logistics hub fueled by the FedEx World HQ and Superhub (35,000 employed locally) and is home to three Fortune 500 companies (FedEx, AutoZone, International Paper). Memphis is often referred to as America's Distribution Center, strengthened by major operations for UPS and USPS, and is uniquely positioned to provide the most cost-effective distribution and logistics services in the country. This major river port and air/rail hub at the crossroads of I-40, I-55, and I-22 offers superior transportation advantages.

Advanced healthcare and educational facilities also drive the local economy. Both are anchored by the massive 14,000-acre downtown Memphis Medical Center district. More than 40,000 are employed in this district and 10,000 students attend universities in the area. Rapid advancements in biomedical research have positioned the medical center for growth. Expansions to its existing facilities are generating additional demand for housing and amenities. Memphis was ranked as the #1 "Logistics Leader" in the country and was ranked 2nd globally by Business Facilities magazine in 2017. In November 2021, St. Jude completed a historic \$412 million, 625,000 SF expansion to their Downtown campus, bringing together a "powerful combination of talent and technology in a space designed to propel discovery."



MAJOR ECONOMIC GROWTH

FedEx Corporation moved their global headquarters to Memphis in 1973, and has drawn several top logistics and distribution operations to the area. The proximity of the company's Superhub at Memphis International Airport guarantees some of the latest drop-off times for overnight delivery in the county.

St. Jude Children's Research Hospital was founded in 1962 and continues a \$7 billion expansion project. This includes \$1 billion in construction costs along with the addition of more than 1,000 new jobs. St. Jude's expansions are not set to end anytime soon; the hospital has plans for further expansions.

The FedEx logo, featuring the word "FedEx" in a bold, sans-serif font. The "Fed" is in blue and the "Ex" is in orange.



St. Jude Children's
Research Hospital

MEMPHIS OVERVIEW



TRANSPORTATION INFRASTRUCTURE

- » Seven federal highways and three interstates (I-55, I-40 and I-69) traverse Memphis, while I-240 encircles the city. I-22 stretches south, connecting Memphis to northern Mississippi and serving as an expressway down to Birmingham. Highway 78 (Lamar Ave) is currently undergoing Phase One to widen from four lanes to six and upgrade existing intersections into new interchanges. The \$250 million project will revolutionize the primary corridor of the Memphis industrial market.
- » The Port of Memphis is the largest still-water harbor on the Mississippi River. The Port is the national leader in inland foreign import tonnage and the 4th largest inland port in the U.S. overall.
- » Memphis is one of only four U.S. cities served by over 80% of Class I rail systems. Canadian National Railroad recently completed a \$100 million expansion to its Memphis classification yard, making it the second largest classification yard in the U.S.
- » Phase One of the Regional Rail Program (MATATRAC) has commenced, and Amtrak serves national rail travelers.



MEMPHIS INTERNATIONAL AIRPORT

- » Memphis International Airport (MEM) again has ranked as the world's second busiest cargo airport behind Hong Kong International (HKG) after regaining the title as worlds busiest in 2020. MEM's cargo throughput remained steady at 4.5 million tons in 2021, according to preliminary figures released by Airports Council International.
- » The presence of FedEx makes MEM and FedEx major drivers of the local economy, and, thanks to the massive domestic and international operations of FedEx, Memphis is the largest air-cargo airport in the U.S. The airport generates over \$28 billion for the region's economy and more than 200,000 local jobs are airport-related.
- » FedEx's \$1.5 billion dollar hub modernization and expansion and UPS's \$216 million hub expansion should continue to propel MEM forward.



CRITICAL RAIL NETWORK CONNECTION

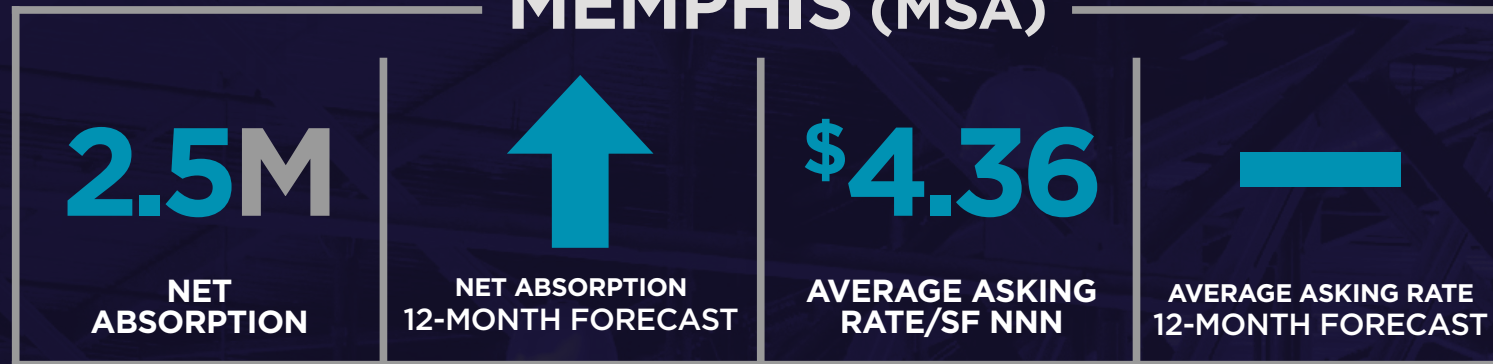
- » Memphis is one of four U.S. cities served by over 80% of the nation's Class 1 rail systems. It handles over \$550 billion of domestic and international freight annually and is ranked third in total freight value and fourth in tonnage (1.6 million total container capacity).
- » The recent \$200 million BNSF intermodal expansion will allow for over 1 million lifts annually, doubling lift capacity and greatly improving efficiency.



MEMPHIS MARKET OVERVIEW

Q1 2026 INDUSTRIAL MARKET SNAPSHOT

MEMPHIS (MSA)



311.9M^{SF}

INVENTORY

7.7%

OVERALL VACANCY RATE

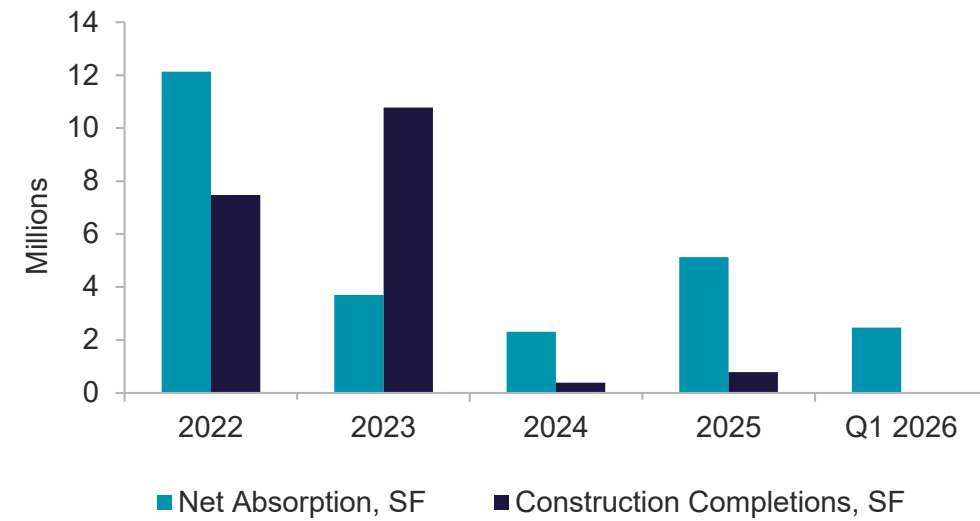


UNDER CONSTRUCTION

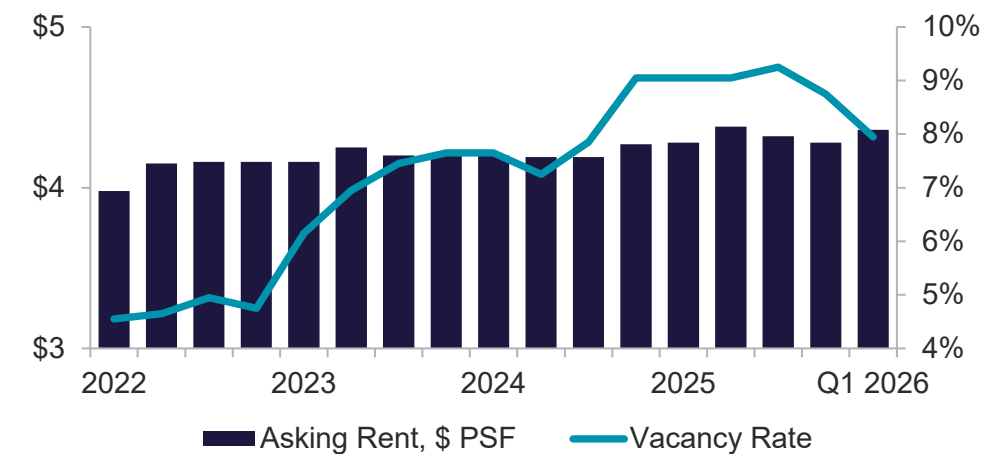
3.4M^{SF}

OCCUPANCY RATE: 92.3%

SPACE DEMAND / DELIVERIES



OVERALL VACANCY & ASKING RENT



O F F E R I N G S U M M A R Y

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