

Knox Rd

INDUSTRIAL

LAND FOR SALE



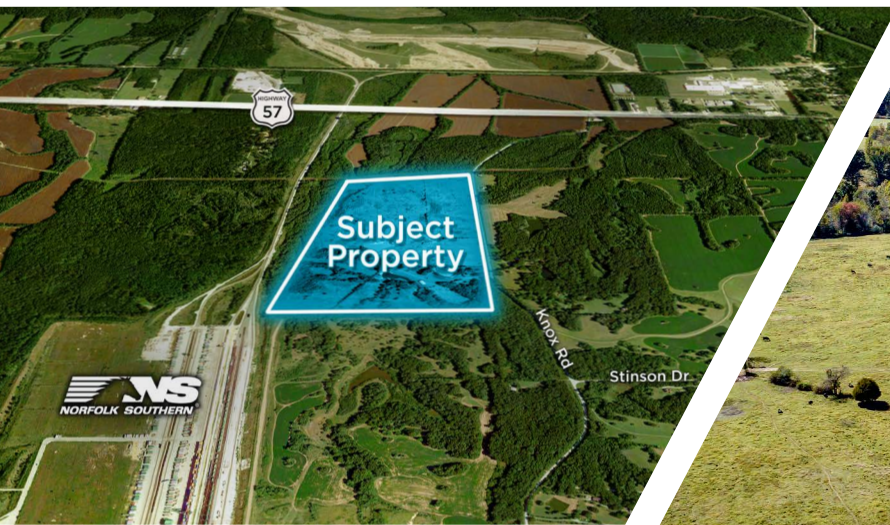
CUSHMAN & WAKEFIELD



COMMERCIAL ADVISORS

Industrial Submarket

Development Opportunity 155+/- Acres



PROPERTY HIGHLIGHTS

- Adjacent to Gateway Global Logistics Center
- Accessible from US Highway 72 via Woodall Rd.
- Adjacent to Norfolk Southern Intermodal Facility
- 380 Acre intermodal yard
- Up to 750,000 lifts per year
- Rail access agreement in place
- Area distribution/manufacturing companies include Roxul, Exel, Asics, MCR Safety, Post Brands, Volvo, and TBC Corporation, Amazon



for more info:

Property Area
155+/- Acres

Jeb Fields, SIOR, Dual Designation

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INFASTRUCTURE SPECS

Utility	Provider	Information
Water	Town of Rossville, TN	12" water main serving property; Current capacity is 250 GPM with plans to expand to 500 GPM Current pressure ranges between 55 & 92#
Fire	Town of Rossville, TN	3600 GPM capacity at pumping station located on Hwy 57 at Norfolk Southern overpass
Sewer	Town of Rossville, TN	12" gravity line serving the property; 2.2M GPD treatment capacity with approximately 75% capacity currently available
Gas	Hardeman Fayette Utility District	2" PE gas main (#100 system) Running along Knox Rd and a 8" steel gas main (#250 system) running along the TVA right-of-way on the North side of site
Electric	Chickasaw Electric Cooperative	2 Megawatts currently available at site with work underway for an additional 3 Megawatts. Additionally, there is a TVA transmission on the north property line which can be pulled from if additional power is needed.

KNOX RD TAX INCENTIVES

Memphis Area Operating Expense Comparison

	Marshall Co., MS	DeSoto Co., MS	Shelby Co., TN	Fayette Co., TN
Taxes Unabated	\$0.55 psf	\$0.55 - \$0.60 psf	\$0.80 - \$0.85 psf	\$0.37 psf
Total OPEX	\$0.83 psf	\$0.85 - \$0.90 psf	\$1.10 - \$1.20 psf	\$0.67 - \$0.72 psf
Taxes Abated*	\$0.22 psf	\$0.40 psf	\$0.20 - \$0.25 psf	\$0.02 psf
Total OPEX	\$0.50 psf	\$0.70 psf	\$0.50 - \$0.60 psf	\$0.32 - \$0.37 psf
Abatement Term	10 year exemption	10 year exemption	Average 5 year term Max up to 15 year exemption	10 year exemption

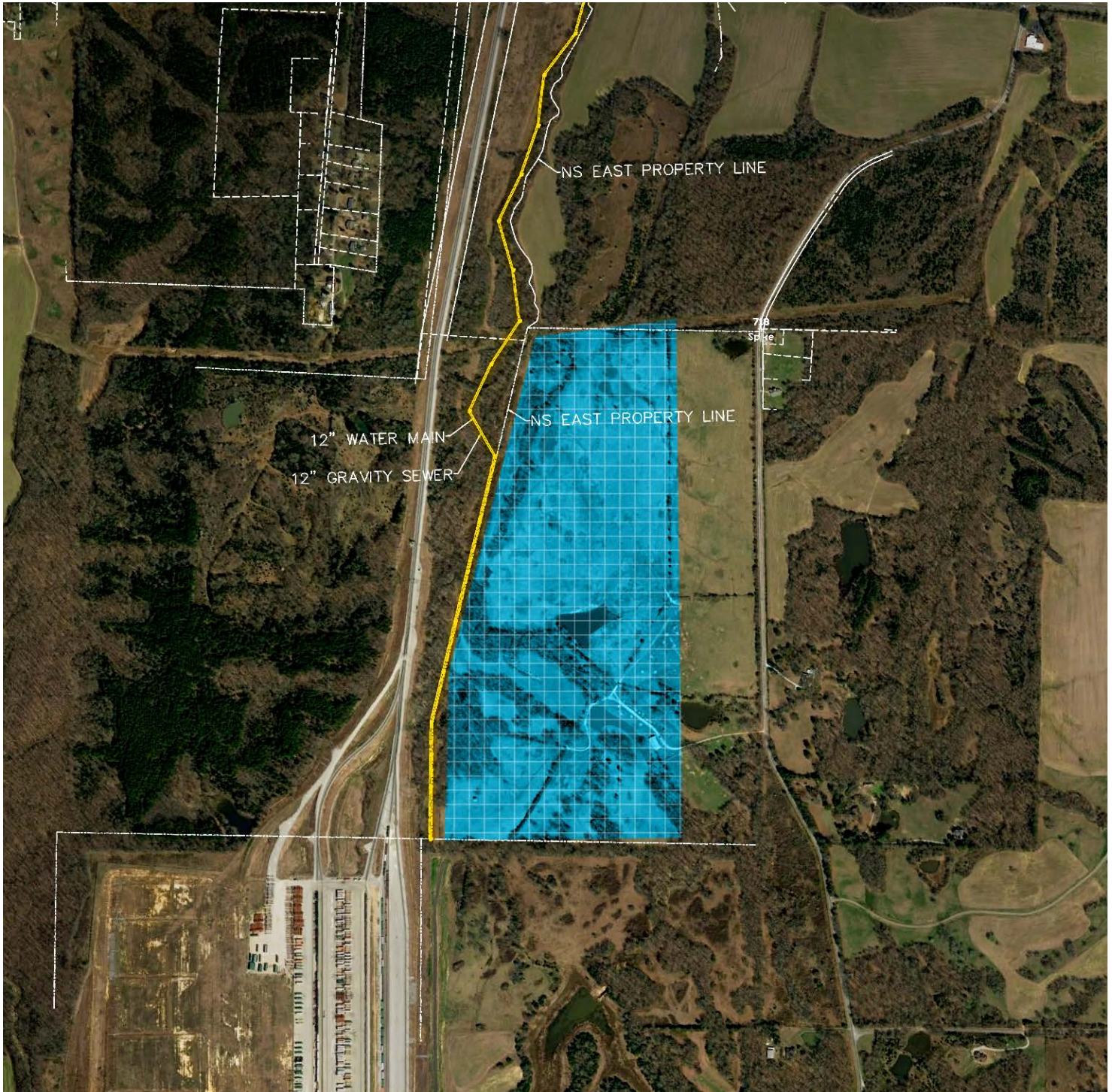
State Inventory Tax

Marshall Co., MS	No	Freeport Warehouse Exemption for the life of the project. *Potentially willing to match Fayette City incentives on case by case basis
DeSoto Co., MS	No	Freeport Warehouse Exemption for the life of the project
Shelby Co., TN	No	\$0.25/\$100 of finished goods capped at \$75,000 per year (\$30M inventory)
Fayette Co., TN	No	\$0.25/\$100 of finished goods capped at \$75,000 per year (\$30M inventory); *Depending on project scope, years 1-7 taxes only on land value; approximately \$0.02 psf: Year 8 - 75% abatement on building Year 9 - 50% Year 10 - 25%

State Income Tax

Marshall Co., MS	Yes	3% of first \$5,000; 4% of next \$5,000; 5% over \$10,000
DeSoto Co., MS	Yes	3% of first \$5,000; 4% of next \$5,000; 5% over \$10,000
Shelby Co., TN	No	
Fayette Co., TN	No	

WATER/SEWER MAP



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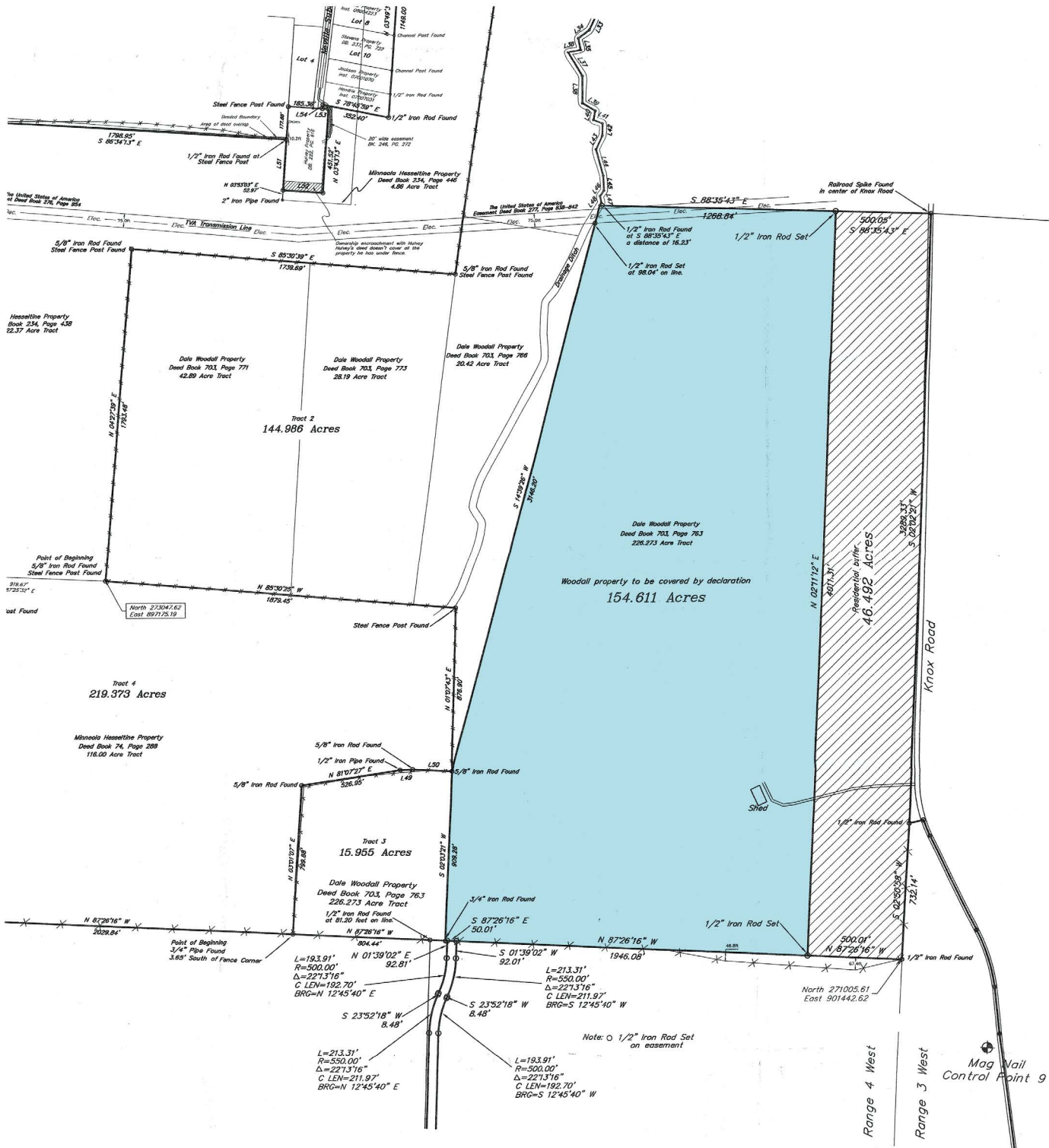
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SURVEY MAP



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LOCAL ASSESSMENT

Nearest Intermodal Rail Facilities

Facility	Location	Distance	Approx. Intermodal Lift Capacity
Norfolk Southern	Rossville, TN	Adjacent	200,000 (up to 750,000)
BNSF	5124 East Shelby Drive	19.21 Miles/25 Minutes	1,000,000
CSX	670 West Alcy Road	28.55 Miles/42 Minutes	200,000
CN	Pidgeon Industrial Park	33.58 Miles/53 Minutes	200,000
Union Pacific	Marion, AR	50.98 Miles/91 Minutes	370,000

Nearest Airport

Facility	Location	Distance	Major Carriers
Memphis International Airport	2491 Winchester Road	25.01 Miles/31 Minutes	Delta, AirTrans, United, American, US Air, Southwest World's 2nd largest cargo airport

Nearest Port

Facility	Location	Distance	Annual Shipments
International Port of Memphis	115 Riverside Boulevard	33.34 Miles/40 Minutes	16.3 Million Tons 3rd largest inland port

Nearest Parcel Hub

Parcel Hub Carrier	Location	Distance	Latest Drop Off Time
FedEx	Memphis International Airport	25.01 Miles/31 Minutes	Midnight
UPS	Memphis International Airport	25.01 Miles/31 Minutes	8:30 PM

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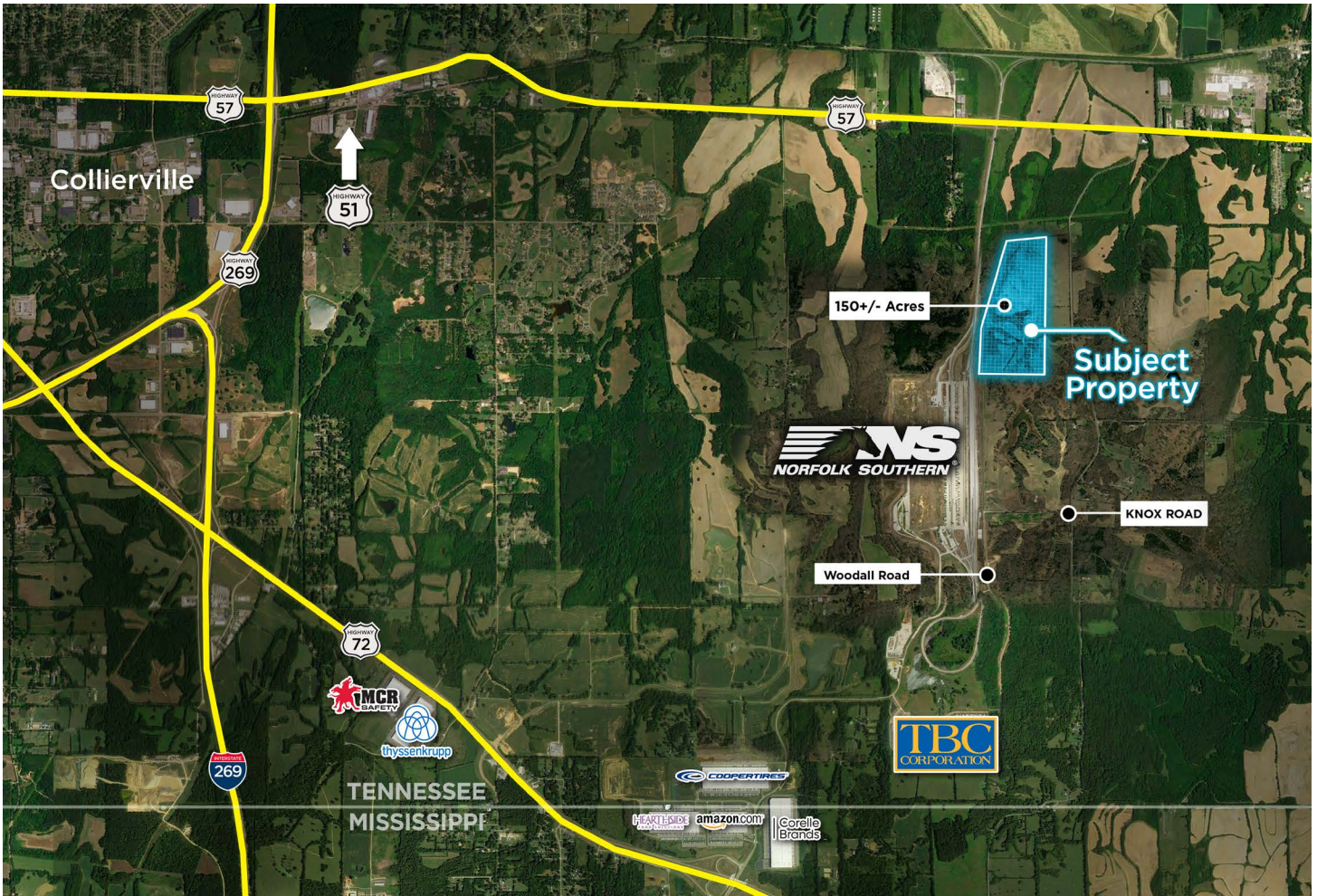
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LOCAL TENANTS



Commercial Advisors presents this 155+/- acre tract of industrial land in the growing Fayette County Industrial Submarket. Home to Norfolk Southern Intermodal, the site has regional accessibility, is in close proximity to major industrial users and the core Memphis logistics infrastructure. The site sits between TN State Route 57 and Highway 72. Construction on Highway 385 provides access to the park from I-240, while the location with I-269 providing access to I-40 & I-55.

Knox Road is positioned adjacent to Norfolk Southern’s new, 380 acre intermodal facility. This recent development represents a \$105 million investment into the region and will be a key piece in Norfolk Southern’s new “Crescent Corridor.” This master-planned intermodal project spans eleven states with more than \$2.5 billion in infrastructure. The Crescent Corridor provides a direct route between the Northeastern and Southeastern United States with further connections to Mexico and Los Angeles. Recent analysis by the Association of American Railroads, an industry trade group representing the major freight railroads of North America, estimates that the new intermodal facility will have an economic impact of over \$2.7 billion and 6,200 jobs over the next ten years in Memphis and the surrounding areas.

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