



MEMPHIS INNOVATION PARK

900 FIRESTONE AVE | MEMPHIS, TN 38107



INDUSTRIAL PROPERTY AVAILABLE +/-71 ACRES

INFRASTRUCTURE HIGHLIGHTS

- Opportunity Zone + Brownfield = Access to New Market Tax Credits, Federal Grants & Investment Tax Credits (up to 110% of cost, including up to 39% from NMTC)
- Up to 50% tax credits achievable for use of geothermal heating & cooling systems
- Job Tax Credit / Enhanced Job Tax Credit - Up to 50% F&E taxes & up to 100% of F&E tax liability
- Additional incentives include Industrial Machinery Tax Credit and Sales & Use Tax Exemptions for Manufacturing, Warehouse/Distribution, and Data Centers
- Adjacent to MLGW substation with scalable grid access
- Access to digital infrastructure and fiber-ready
- Build-to-suit options for a wide range of industrial and datacenter uses, Battery Energy Storage System (BESS)



ZONING & DESIGNATIONS:

- **Heavy Industrial** - ideal for manufacturing and logistics uses
- **Opportunity Zone** - drawing investment into economically distressed areas
- **Brownfield Designation** - fully mitigated and development-ready

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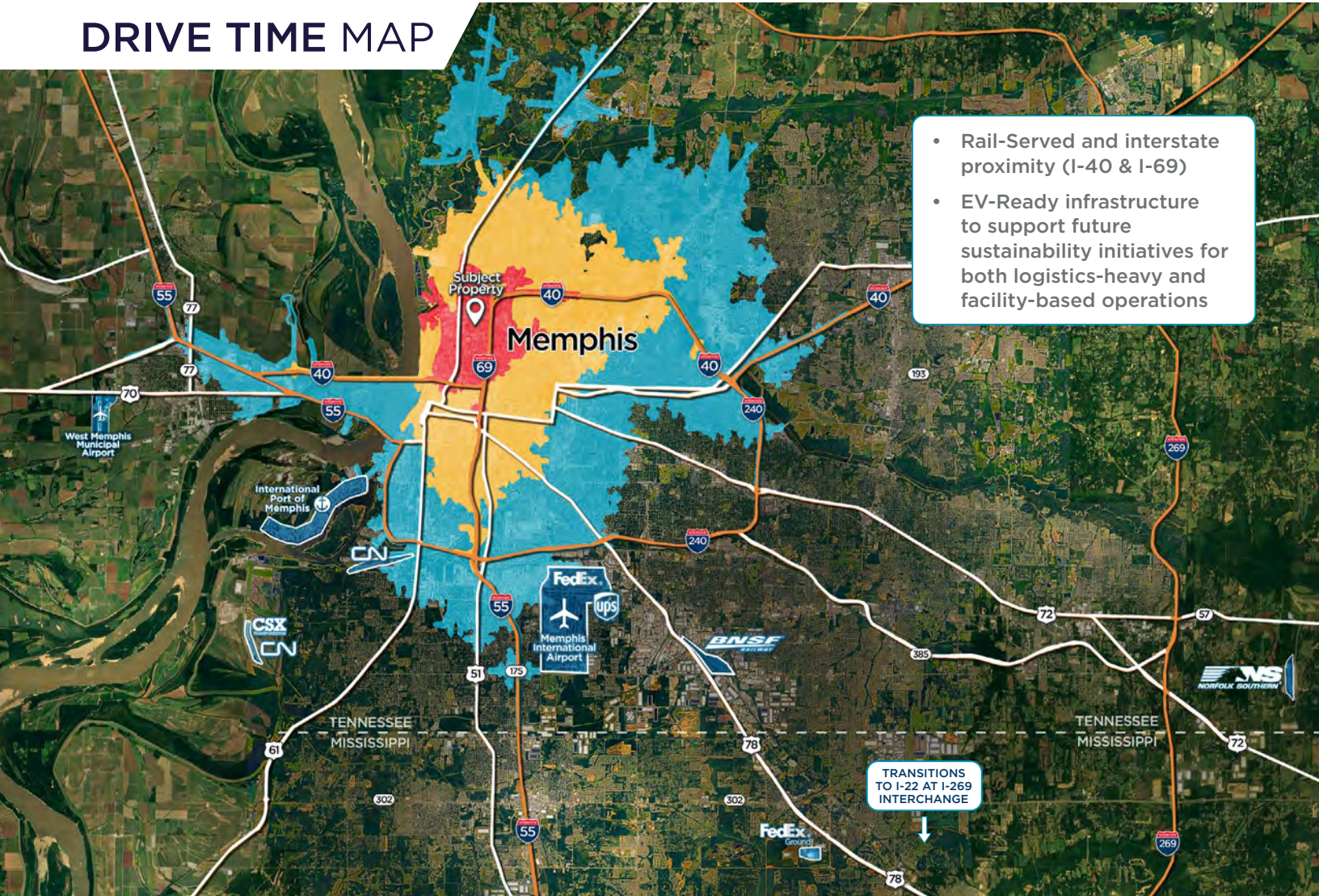
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DRIVE TIME MAP



5 MINUTES

10 MINUTES

15 MINUTES

				Airport Logistics Hubs				DOWNTOWN MEMPHIS
3 MINS	4 MINS	6 MINS	15 MINS	13 MINS	17 MINS	16 MIN	37 MINS	7 MINS
1 MILE	3 MILES	11 MILES	11 MILES	17 MILES	24 MILES	27 MILE	42 MILES	3 MILES



CUSHMAN &
WAKEFIELD



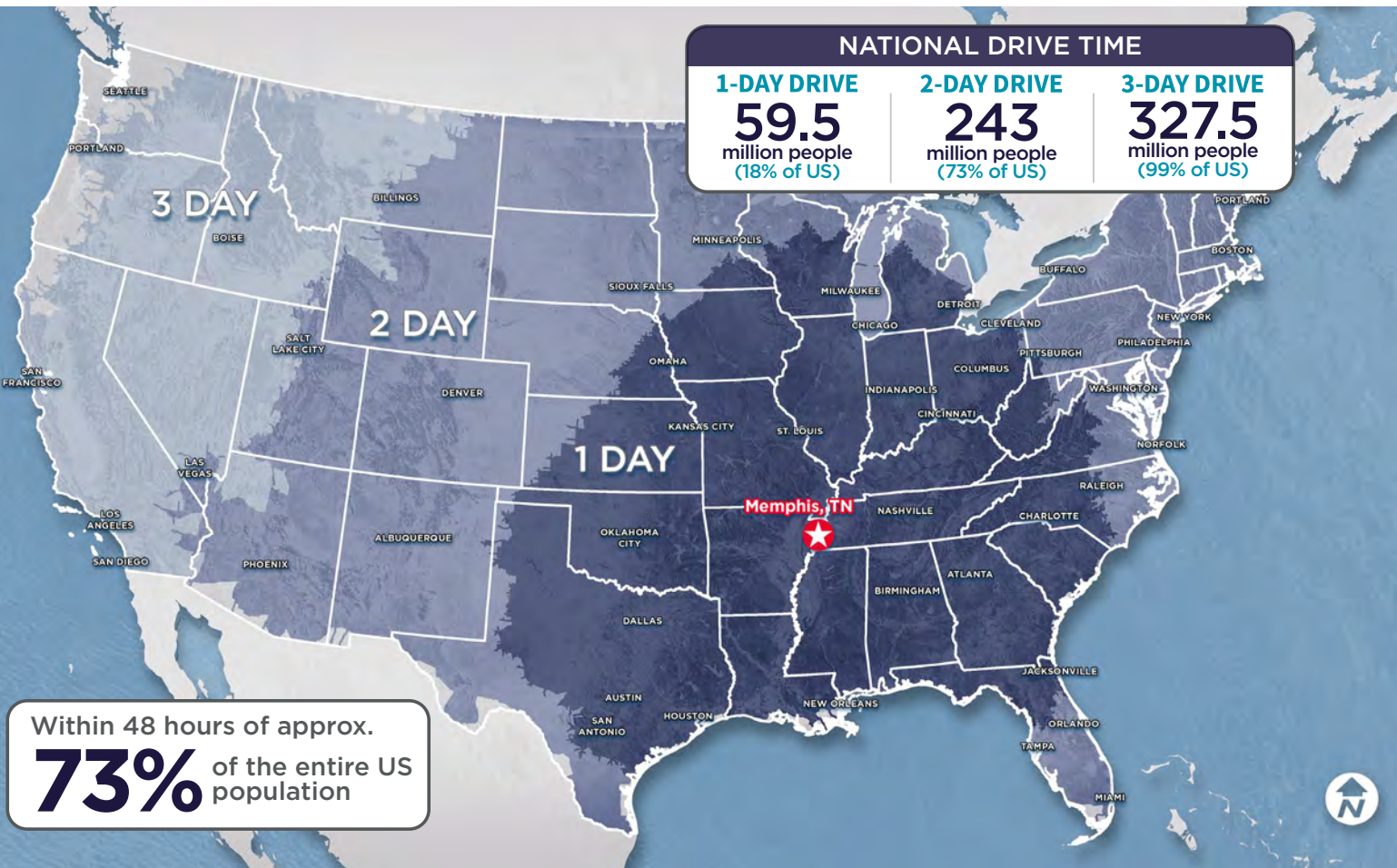
COMMERCIAL
ADVISORS

+/-71 ACRES FOR LEASE OR SALE

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900 FIRESTONE AVE | MEMPHIS, TN 38107

MEMPHIS, TN AMERICA'S DISTRIBUTION CENTER



LOCATION + INFRASTRUCTURE BY THE NUMBERS



1st

Largest Cargo
Airport in the US



3rd

Busiest Trucking
Corridor



5

Class 1 Railroads
in the US



5th

Largest Inland Port
in the US

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