

# Memphis PhotoVoltaics Park

ADVANCED MANUFACTURING & LOGISTICS



CUSHMAN & WAKEFIELD



COMMERCIAL ADVISORS

## PHASE 1 BUILDING 1



**ARCO**  
DESIGN/BUILD

**ADB** | DESIGN SERVICES  
ARCHITECTURE | PLANNING | INTERIORS

## INDUSTRIAL PROPERTY FOR LEASE +/-71 ACRES

### P V PARK HIGHLIGHTS

- +/-71 Acres at Firestone Ave and Morehead St
- Immediate access to I-40 & I-69
- Opportunity zone
- Priced with and without solar build on roof top
- Rail service nearby and available
- Can be build-to-suit
- Estimated building delivery 10-12 months from signing
- Zoned heavy industrial, warehouse and distribution



### Traffic Counts

I-40	106,631 VPD
I-69	111,328 VPD
Jackson Ave	24,107 VPD

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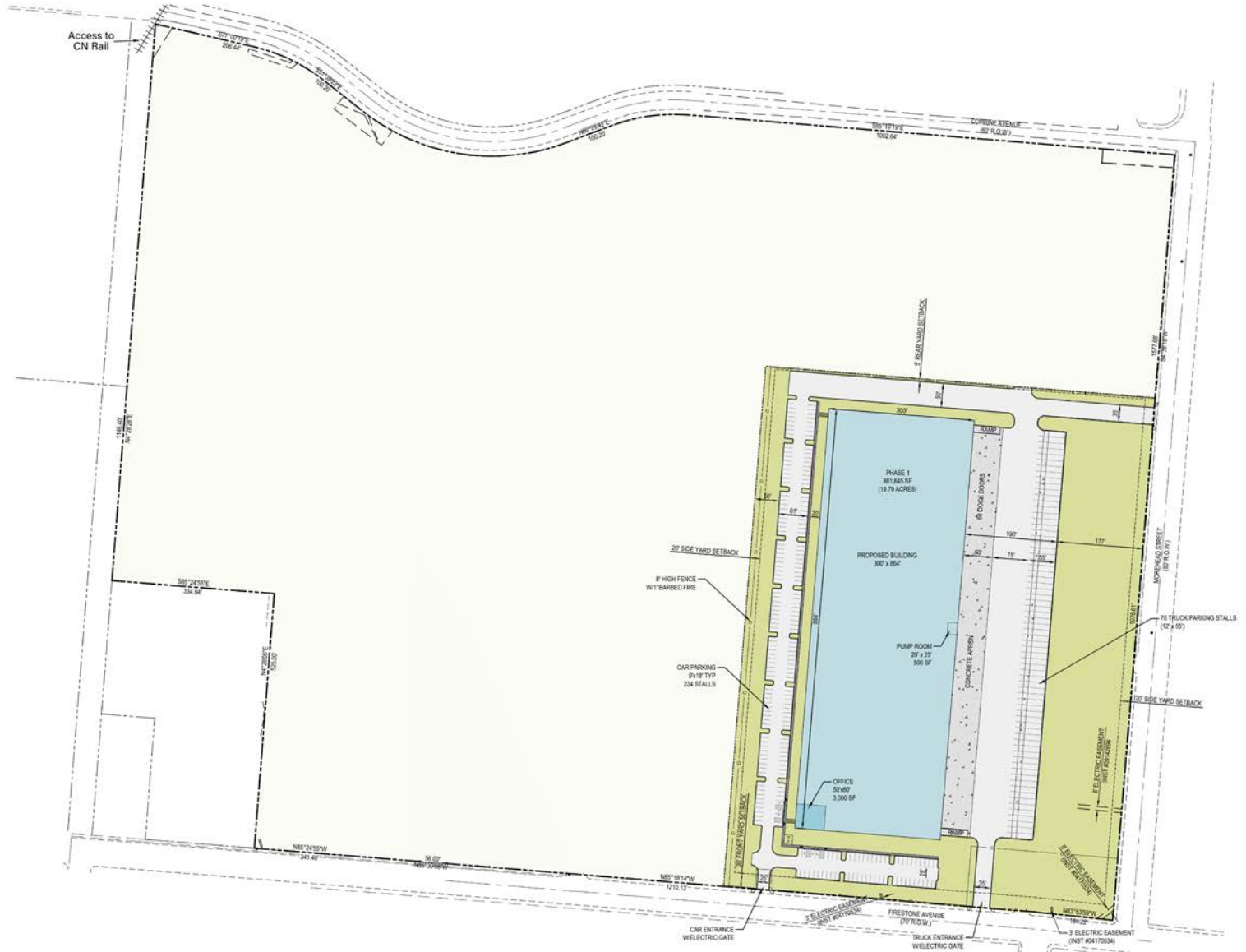
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## CONCEPT SITE PLAN PHASE 1 • BUILDING 1



### PROPOSED BUILDING HIGHLIGHTS

- Total building: 261,000 SF
- Office: 3,000 SF
- Dock doors: 68
- Building depth: 300'
- Clear height: 32' planned
- Truck court depth: 190'
- 12'x60' trailer parking
- Parking: 70 trailers; 234 autos
- Optional roof mounted solar system provided for primary electrical service
- Optional battery systems provided for backup electrical service
- Can provide EV charging stations

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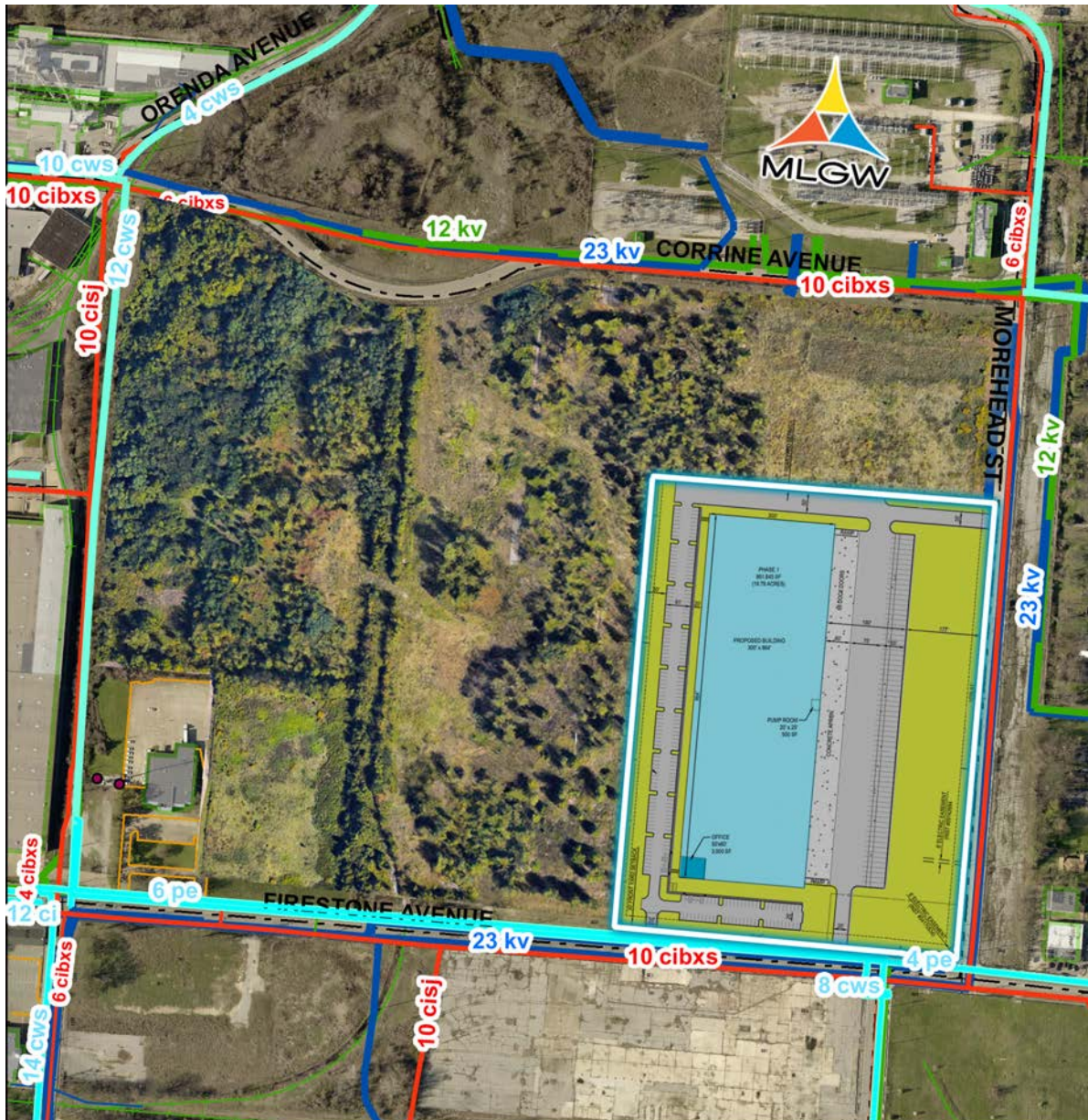
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## UTILITIES MAP



- ELECTRIC
- ELECTRIC
- GAS
- WATER

Map created by Memphis Light, Gas and Water  
- Land & Mapping on 06/27/2016



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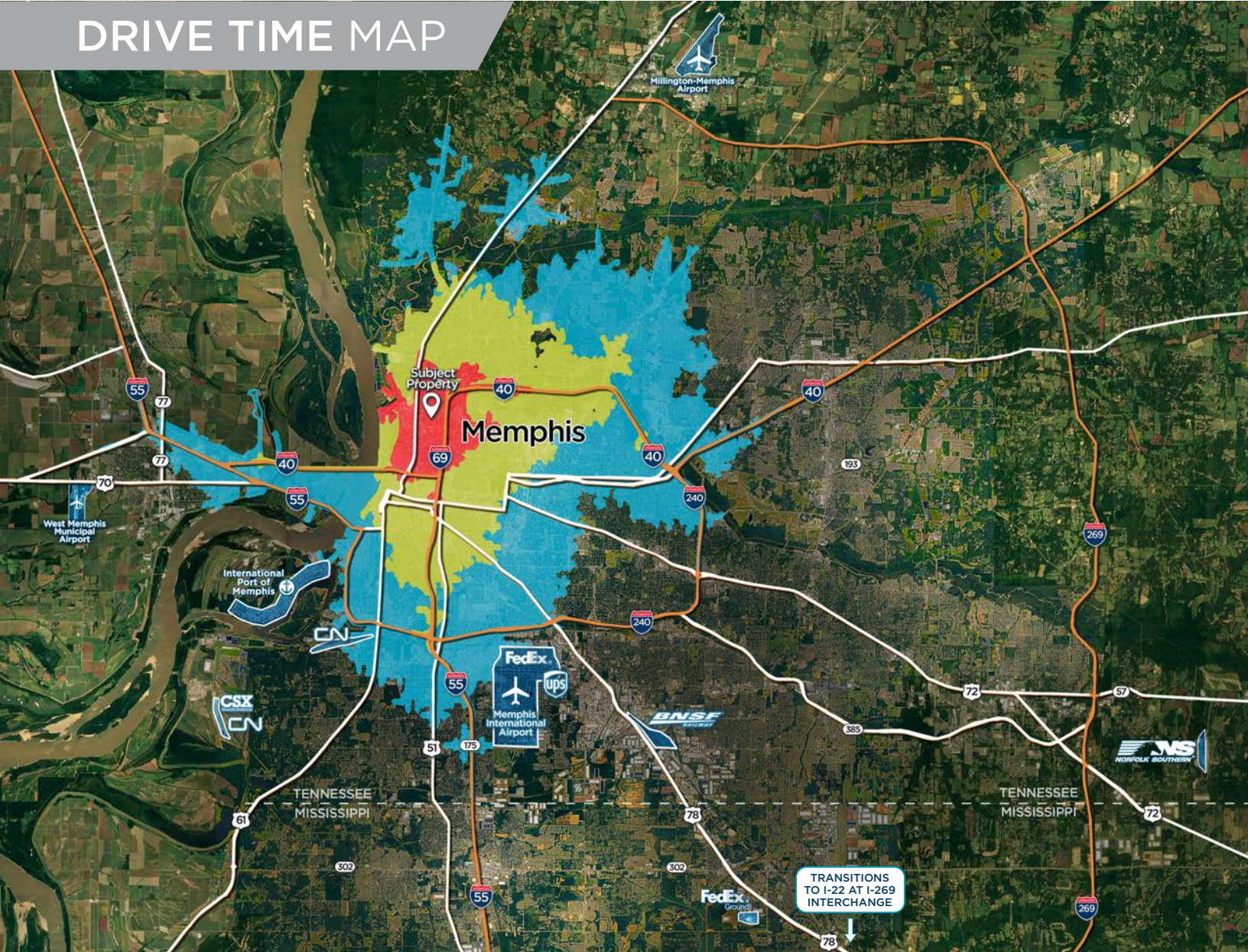
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## DRIVE TIME MAP



 5 MINUTES

 10 MINUTES

 15 MINUTES

				Airport Logistics Hubs				FORD BlueOval City
3 MINS	4 MINS	6 MINS	15 MINS	13 MINS	17 MINS	16 MIN	37 MINS	42 MINS
1 MILE	3 MILES	11 MILES	11 MILES	17 MILES	24 MILES	27 MILE	42 MILES	39 MILES

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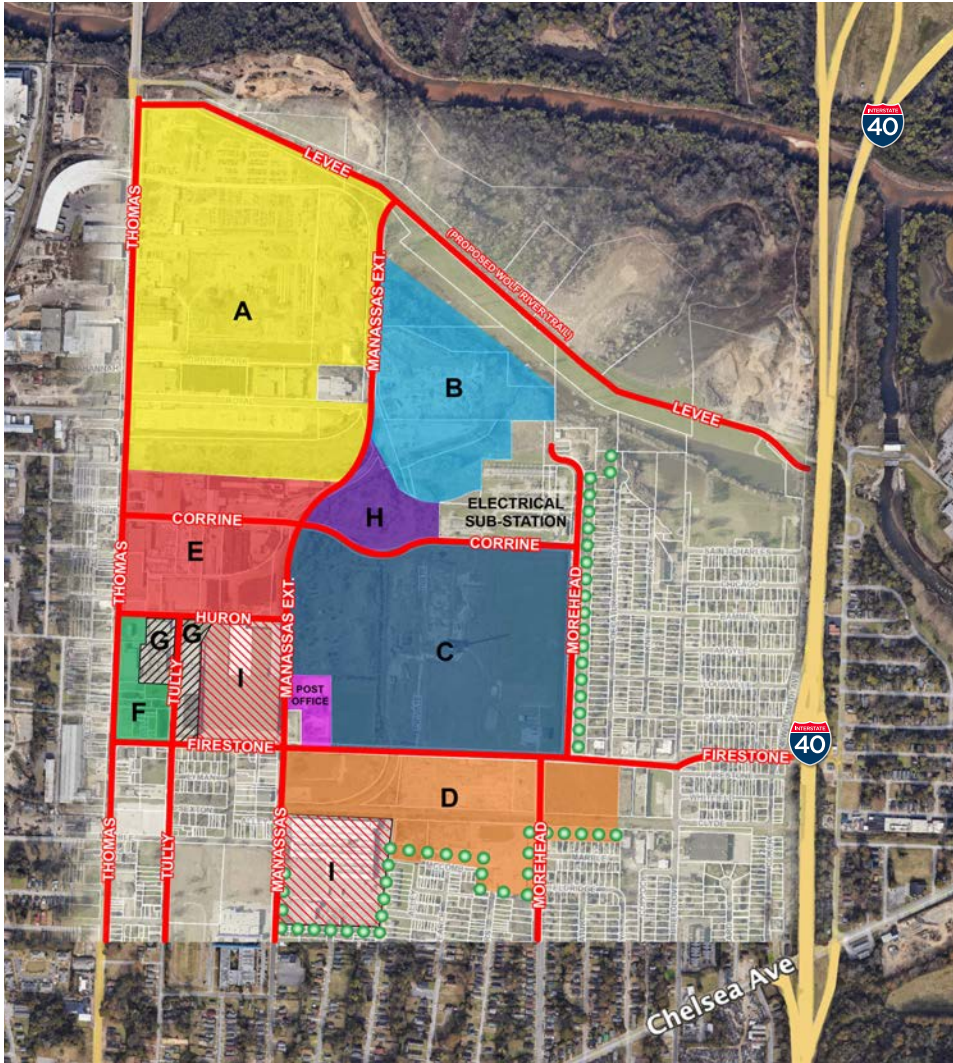
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## CONCEPT AREA PLAN

### NORTH MEMPHIS INDUSTRIAL AREA CONCEPT PLAN




#### POTENTIAL REDEVELOPMENT ZONES

 A - 96.0 ACRES


 B - 40.0 ACRES

 C - 71 ACRES - PV PARK


 D - 36 ACRES

TOTAL ACRES - 243 ACRES

#### OTHER ZONES

 E - POTENTIAL INDUSTRIAL CAMPUS  
- 30 ACRES

 F - POTENTIAL NEIGHBORHOOD  
COMMERCIAL USE - 6 ACRES

 G - POTENTIAL REUSE OF BUILDING  
- 6.4 ACRES (INCLUDES LAND AREA)

 H - FIRESTONE LAND FILL  
(POTENTIAL GREEN SPACE)  
- 9.3 ACRES

 I - MAJOR DISTRIBUTION CENTERS  
- 29 ACRES

 POST OFFICE (OUT)  
- 3.4 ACRES

 GREEN BUFFER ZONE

 ROADS

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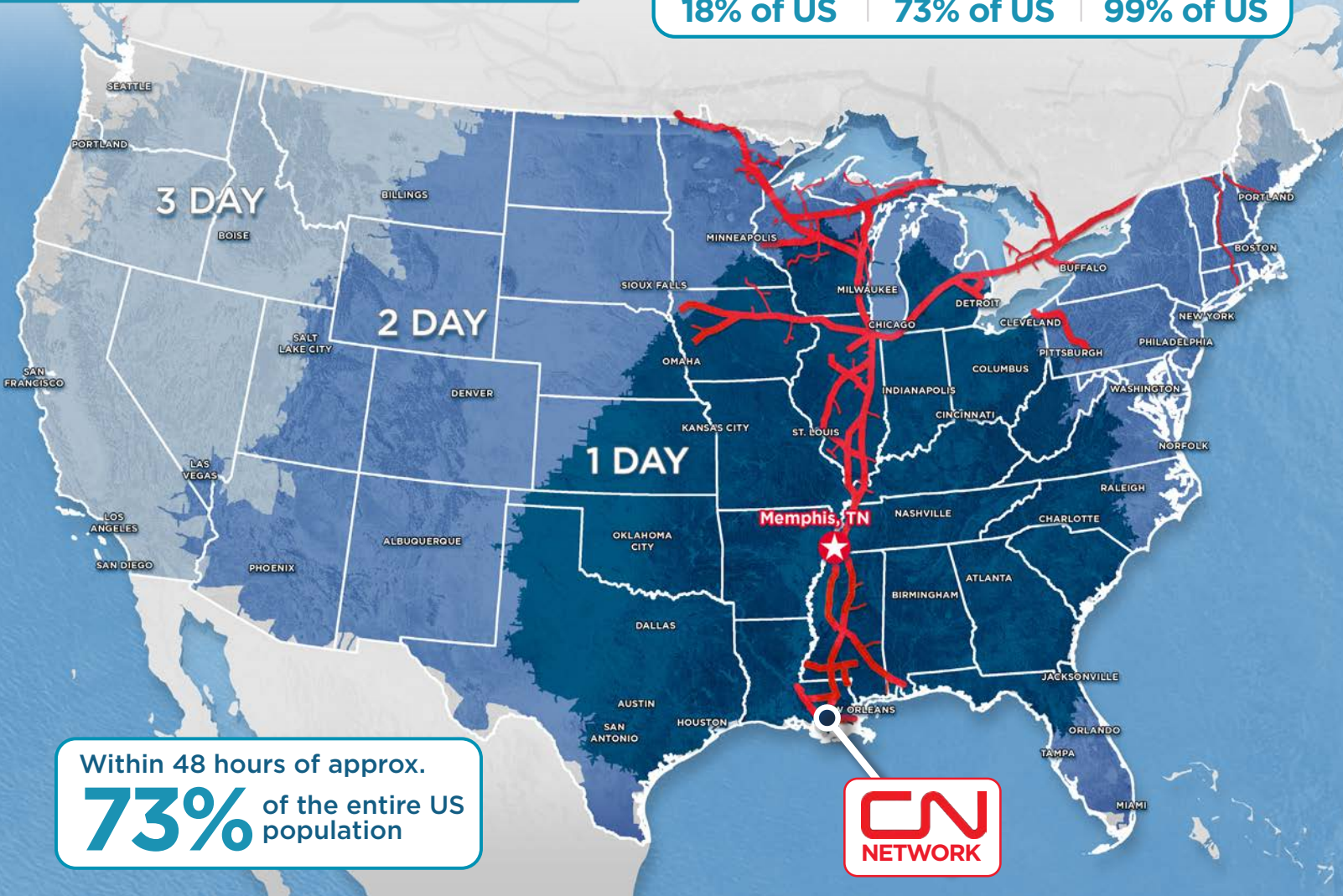
## PRIME LOCATION

### NATIONAL DRIVE TIME

**1-DAY DRIVE**  
18% of US

**2-DAY DRIVE**  
73% of US

**3-DAY DRIVE**  
99% of US



## MEMPHIS, TN AMERICA'S DISTRIBUTION CENTER



**1st**

Largest  
Cargo  
Airport in  
the US



**3rd**

Busiest  
Trucking  
Corridor



**5**

Class 1  
Railroads



**5th**

Largest  
Inland  
Port in  
the US

Features customs  
warehouse

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