



# 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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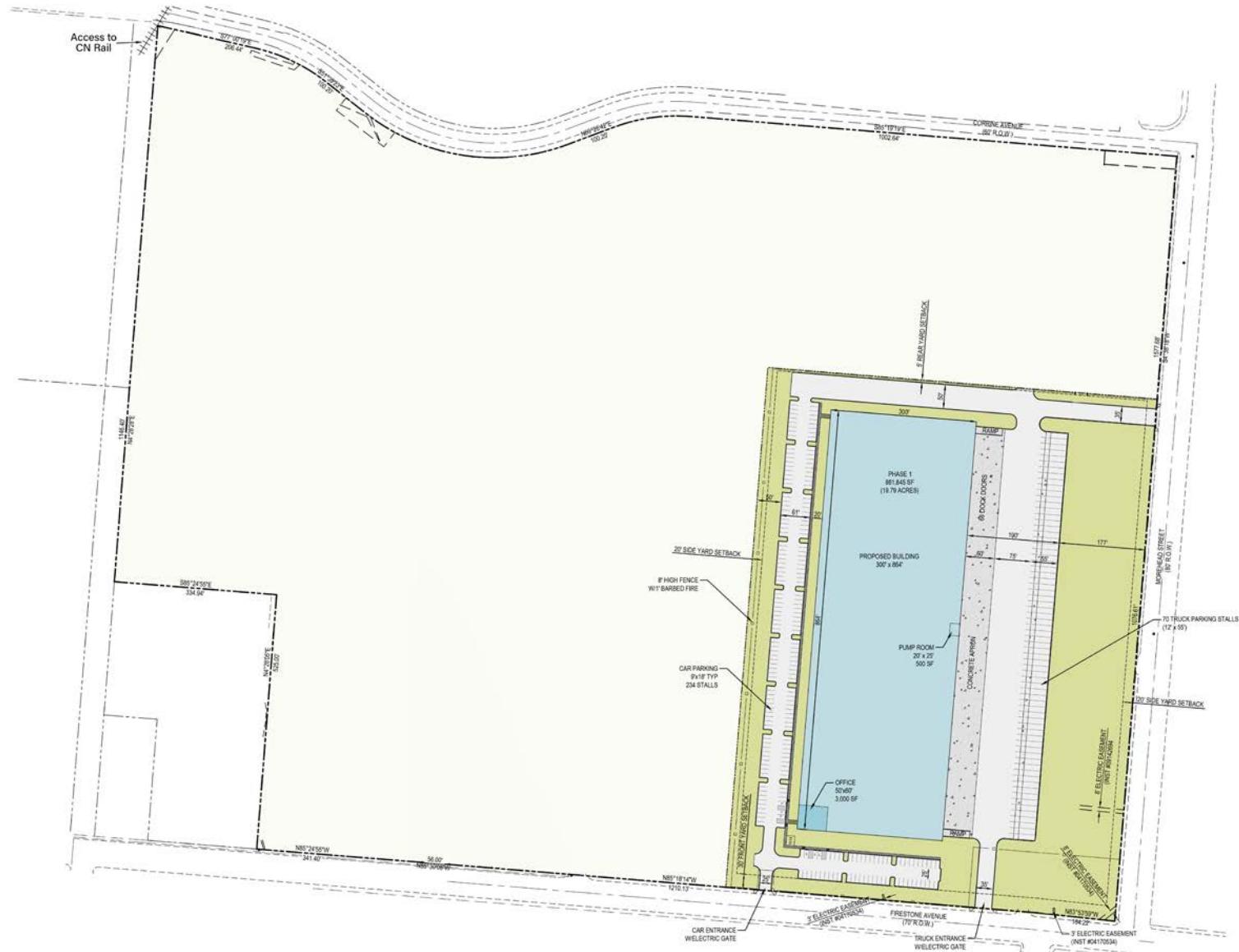
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**SMPO**

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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## UTILITIES MAP



- ELECTRIC
- ELECTRIC
- GAS
- WATER

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



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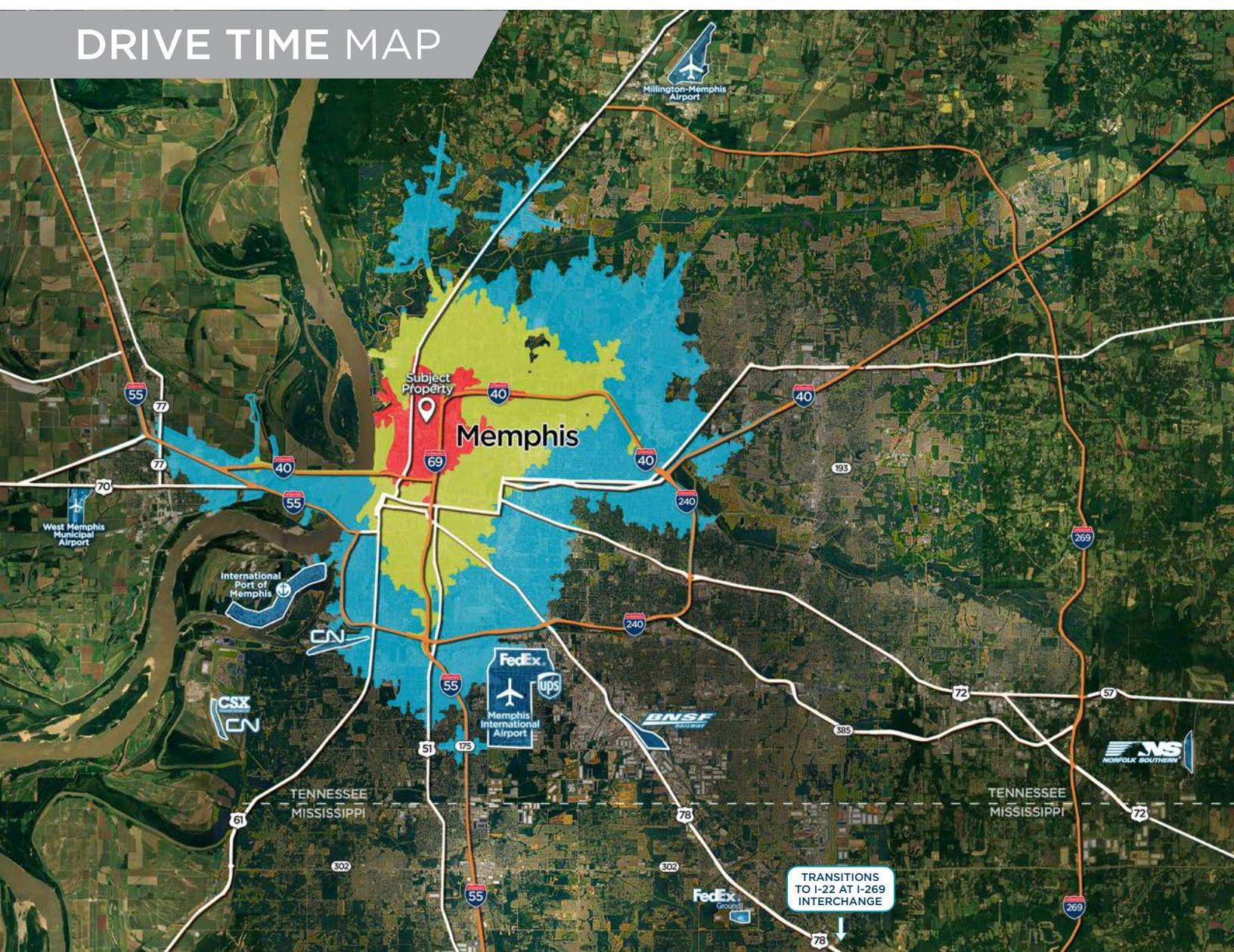
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## DRIVE TIME MAP



**5 MINUTES**

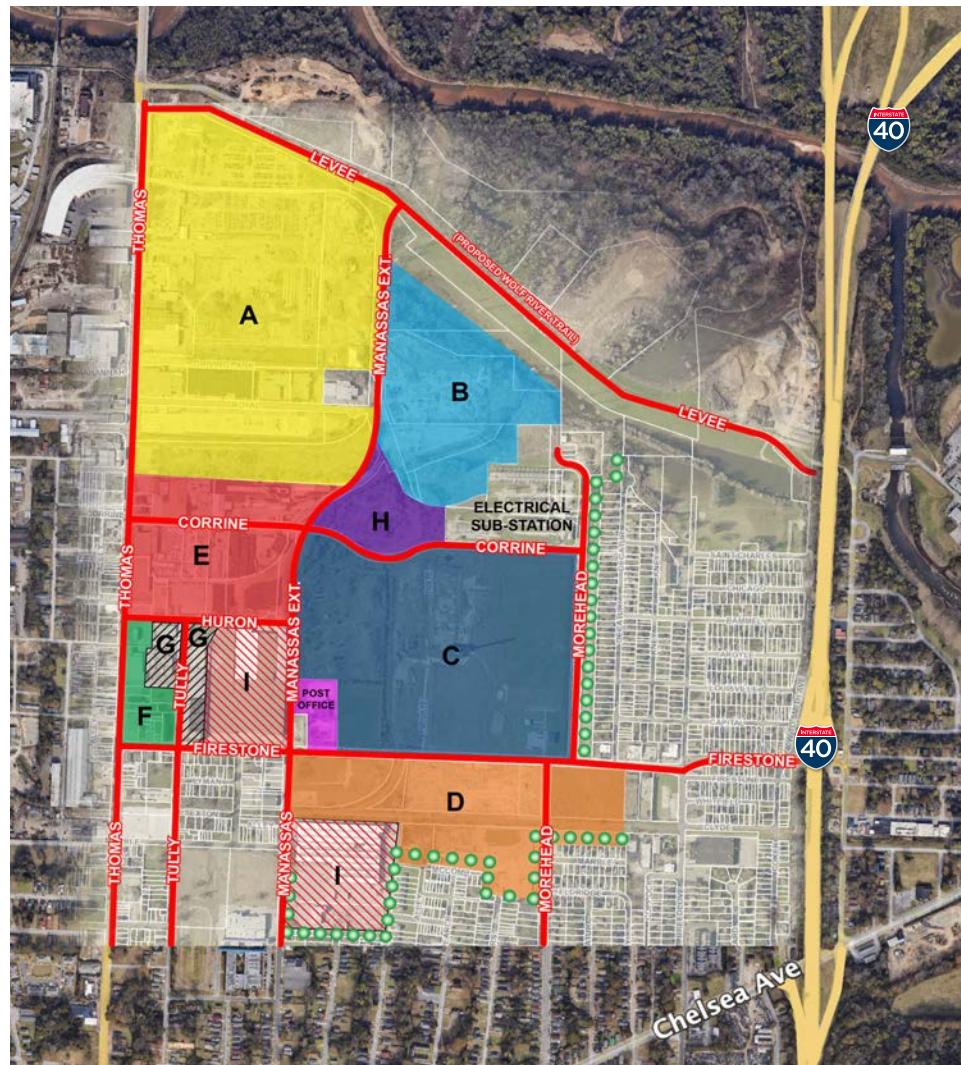
**10 MINUTES**

**15 MINUTES**

INTERSTATE 40	INTERSTATE 69	INTERSTATE 55	CN	Airport Logistics Hubs	BNSF RAILWAY	FedEx Ground	NORFOLK SOUTHERN	FORD BlueOval City
<b>3</b> MINS	<b>4</b> MINS	<b>6</b> MINS	<b>15</b> MINS	<b>13</b> MINS	<b>17</b> MINS	<b>16</b> MIN	<b>37</b> MINS	<b>42</b> MINS
1 MILE	3 MILES	11 MILES	11 MILES	17 MILES	24 MILES	27 MILE	42 MILES	39 MILES

# 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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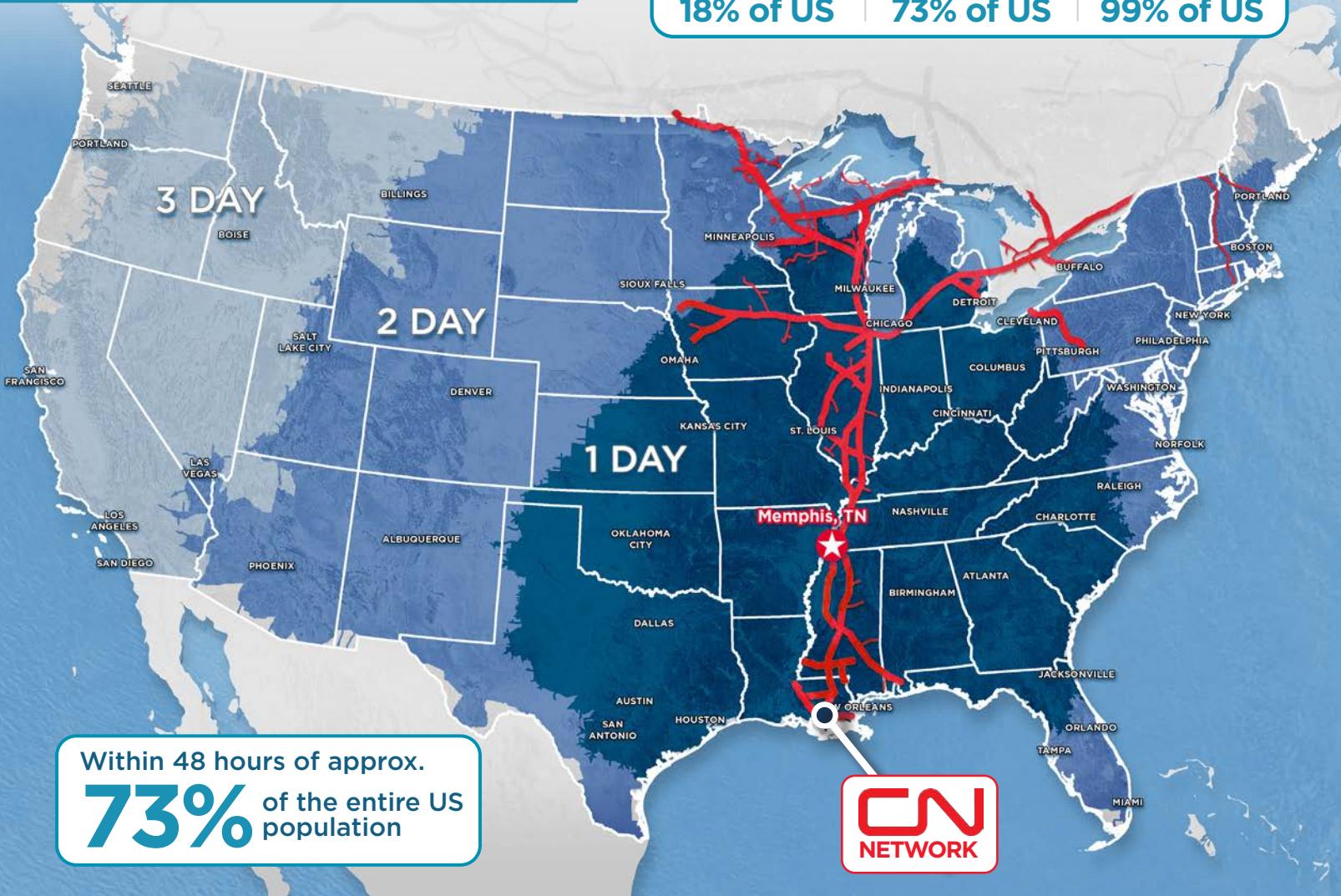
## PRIME LOCATION

### 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



Largest  
Cargo  
Airport in  
the US



Busiest  
Trucking  
Corridor



Class 1  
Railroads



Largest  
Inland  
Port in  
the US  
Features customs  
warehouse

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