

FOR LEASE
Build-to-Suit +/- 118,395 SF

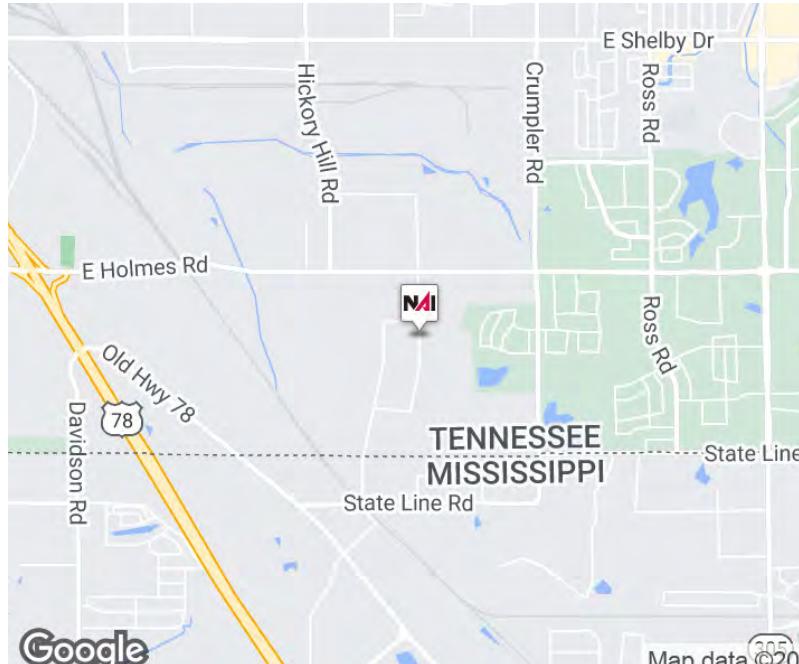


DISTRIPLEX FARMS, SITE 1

Property Features

- 118,395 SF
- 7.62 Acres
- Office BTS
- 32' minimum clear height
- 270' (depth) x 438.5' (width)
- 50' x 50' column spacing
- BTS dock high doors
- BTS grade level
- 72 auto parking spaces
- Truck court - 130'
- ESFR Sprinkler
- Warehouse and distribution facility
- City of Memphis - sewer Memphis Light Gas & Water - gas, electric & water

Developed by:



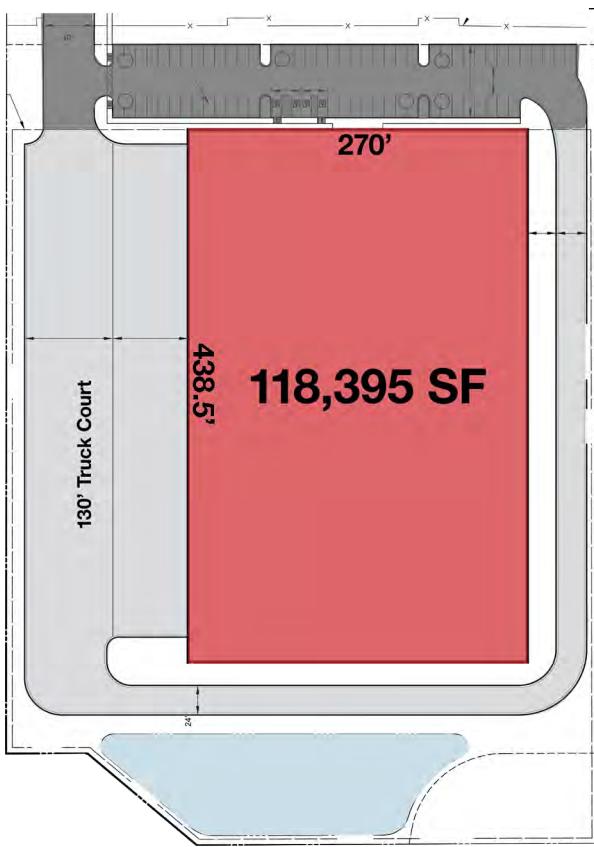
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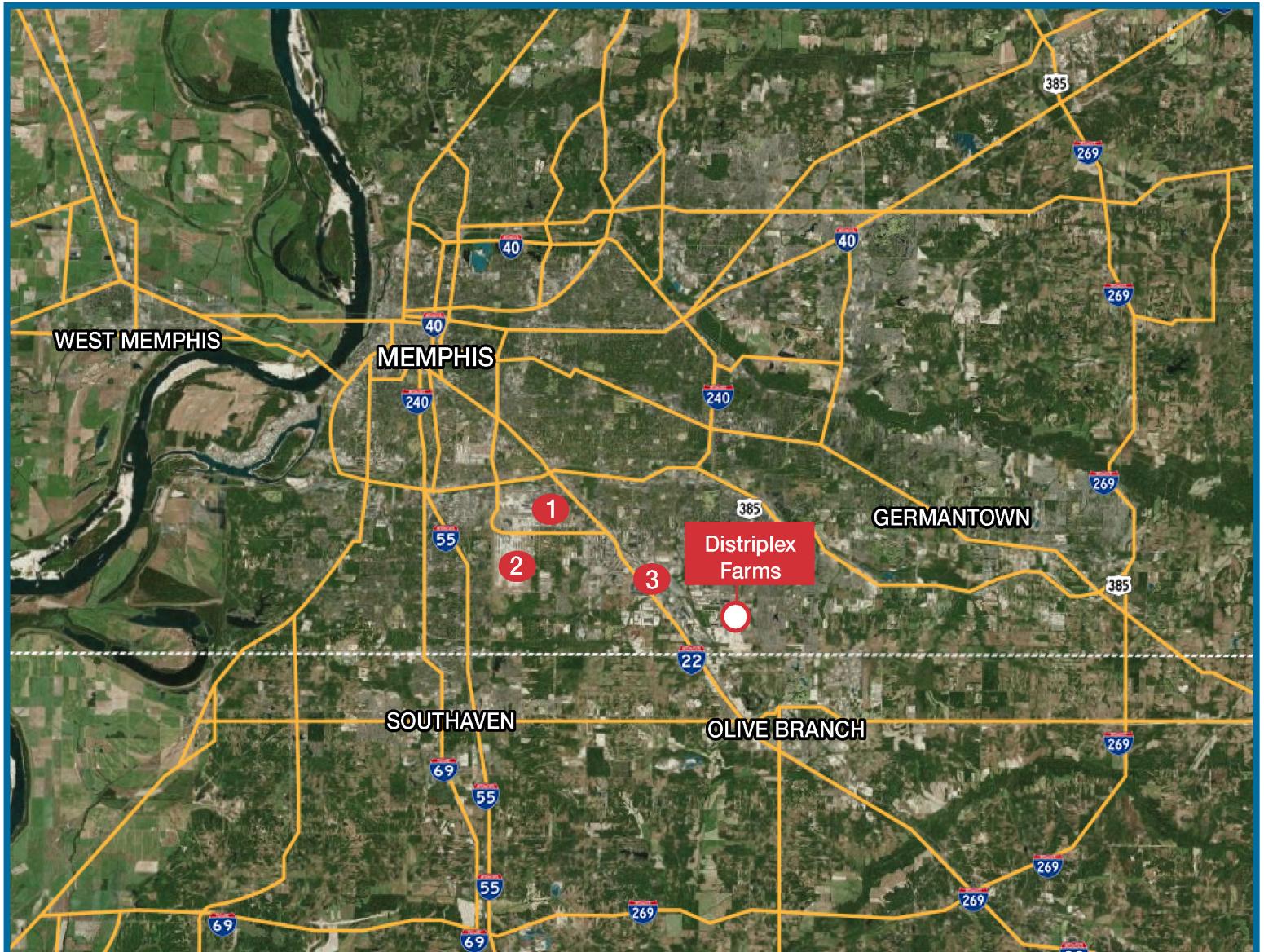
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SITE PLAN & MAP



DRIVE TIME



Hubs

1. FedEx World Hub 15 Minutes

1. UPS Hub 15 Minutes

Intermodals

3. BNSF 5 Minutes

Airport

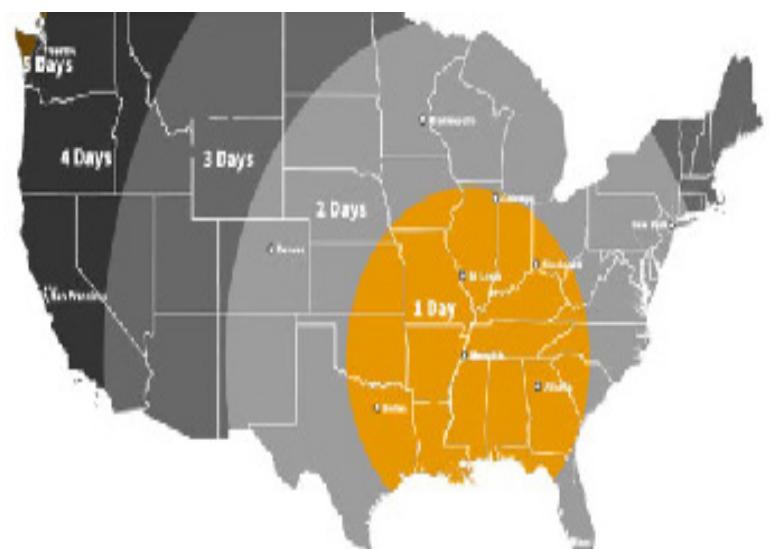
2. Memphis International 18 Minutes

Interstates

HWY 78 5 Minutes

I-55 12 Minutes

I-240 15 Minutes



Park Features

- Sites Ranging from 8 - 29 Acres
- Build to Suit Sites Available from 120,000 to 225,000 SF
- Turnkey Design/Build Services Available

Utilities

- Memphis Light, Gas, & Water
 - Water: 12"
 - Sewer: 8"
 - Electric: 23KV 3-phase
 - Gas: 6"
- City of Memphis Police & Fire

Why Memphis?



With a world-class global logistics network and an integrated infrastructure, it's no wonder that Memphis - thanks to FedEx - has earned the title of America's Distribution Center. The Memphis economy is anchored by transportation, distribution, and logistics. With the ability to reach 75% of the United States population in a 2-day drive, companies enjoy the advantageous operating environment with a large pool of skilled and work-ready talent.

Major Companies in Memphis



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