

DEVELOPMENT OPPORTUNITY

SWINNEA LOGISTICS



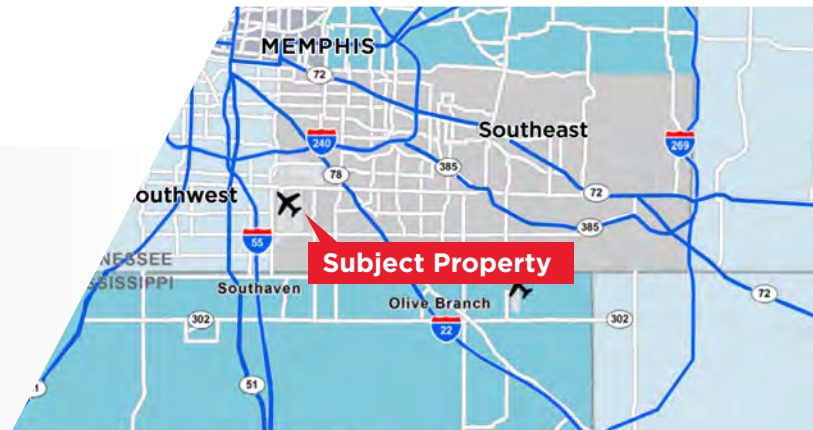
Swinnea Rd | Memphis, TN 38118



18+/- ACRES AVAILABLE PRIME AIRPORT LOCATION

PROPERTY HIGHLIGHTS

- Pad ready site
- Warehouse and distribution facility to a maximum height of 60' shall be permitted
- All utilities to the site
- +/- 170,000 SF with heavy parking
- Adjacent to Memphis International Airport, The FedEx Hub and the UPS Memphis Hub
- ~2.5 Miles from the Mississippi State Line and ~13 miles from the Arkansas State Line



Jeb Fields, SIOR, Dual Designation
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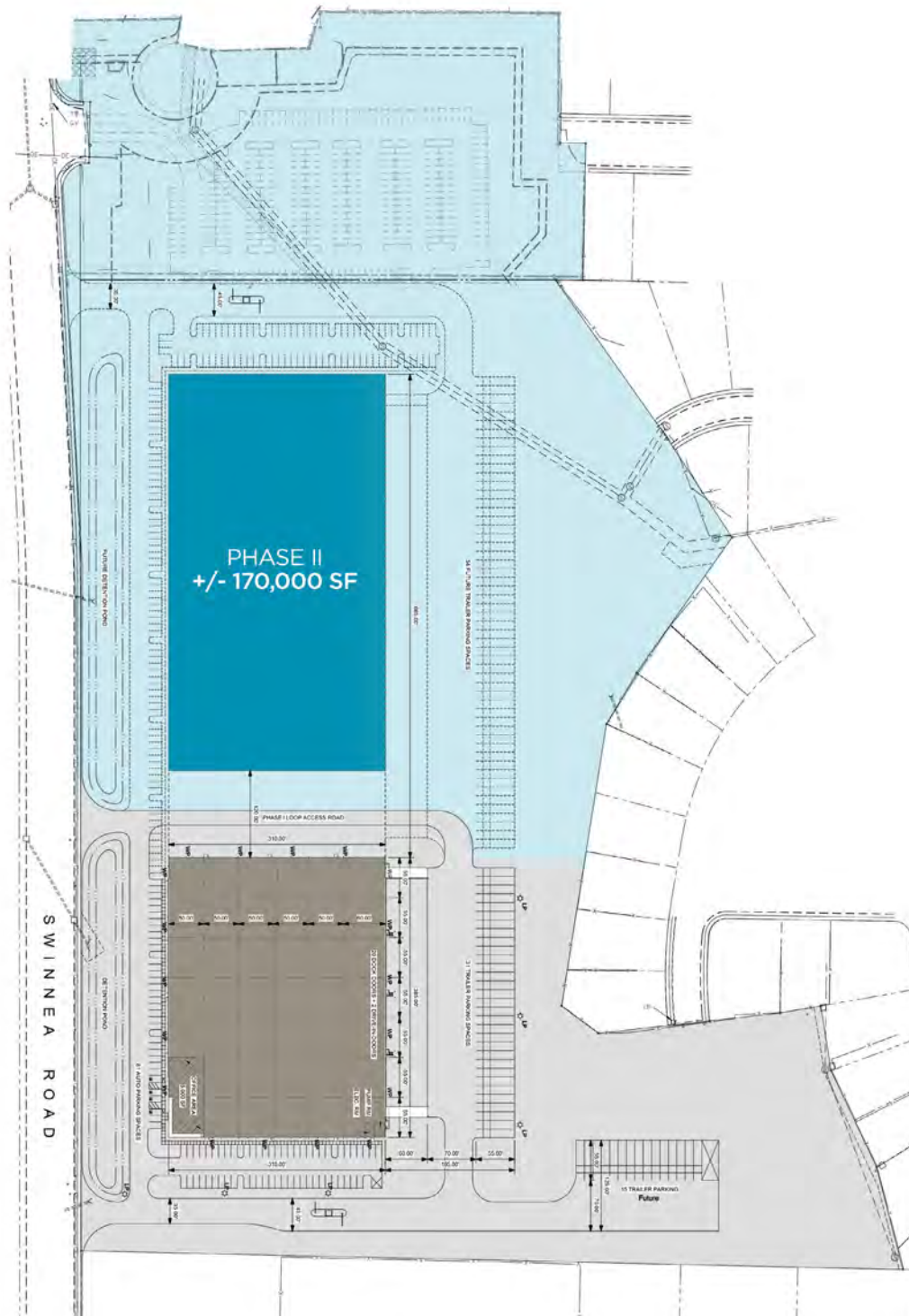


COMMERCIAL ADVISORS

FOR SALE OR BUILD-TO-SUIT

SWINNEA
LOGISTICS

PROPOSED SITE PLAN



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CORPORATE NEIGHBORS



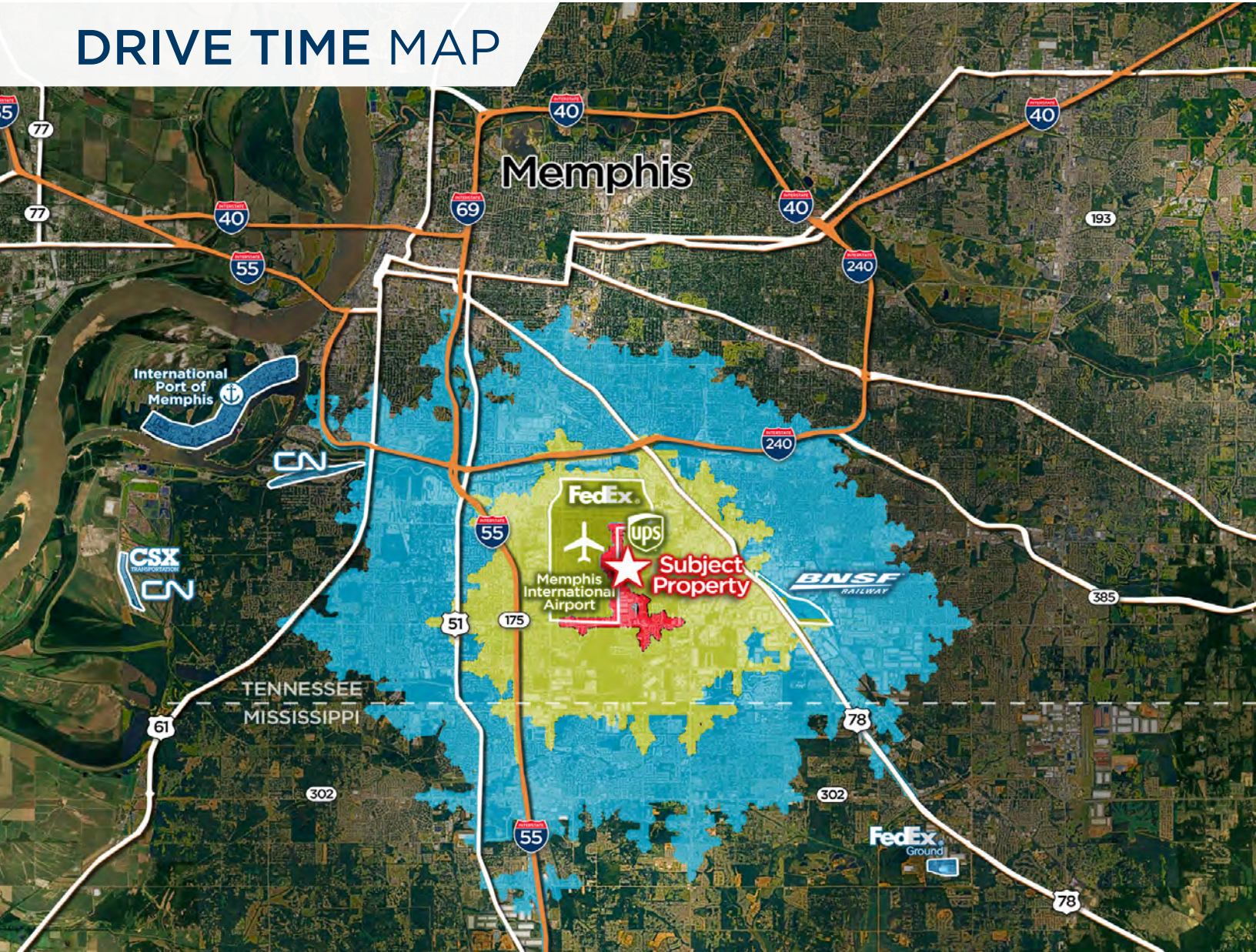
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DRIVE TIME MAP



	Memphis International Airport FedEx UPS	BNSF RAILWAY	INTERSTATE 40	INTERSTATE 55	NORFOLK SOUTHERN	FedEx Ground	Ford Ford's \$5.6 Billion Blue Oval City
5 MINS	5 MINS	16 MINS	17 MINS	5 MINS	37 MINS	20 MINS	46 MINS
10 MINS	4 MILES	7 MILES	14 MILES	3 MILES	31 MILES	12 MILES	46 MILES
15 MINS							

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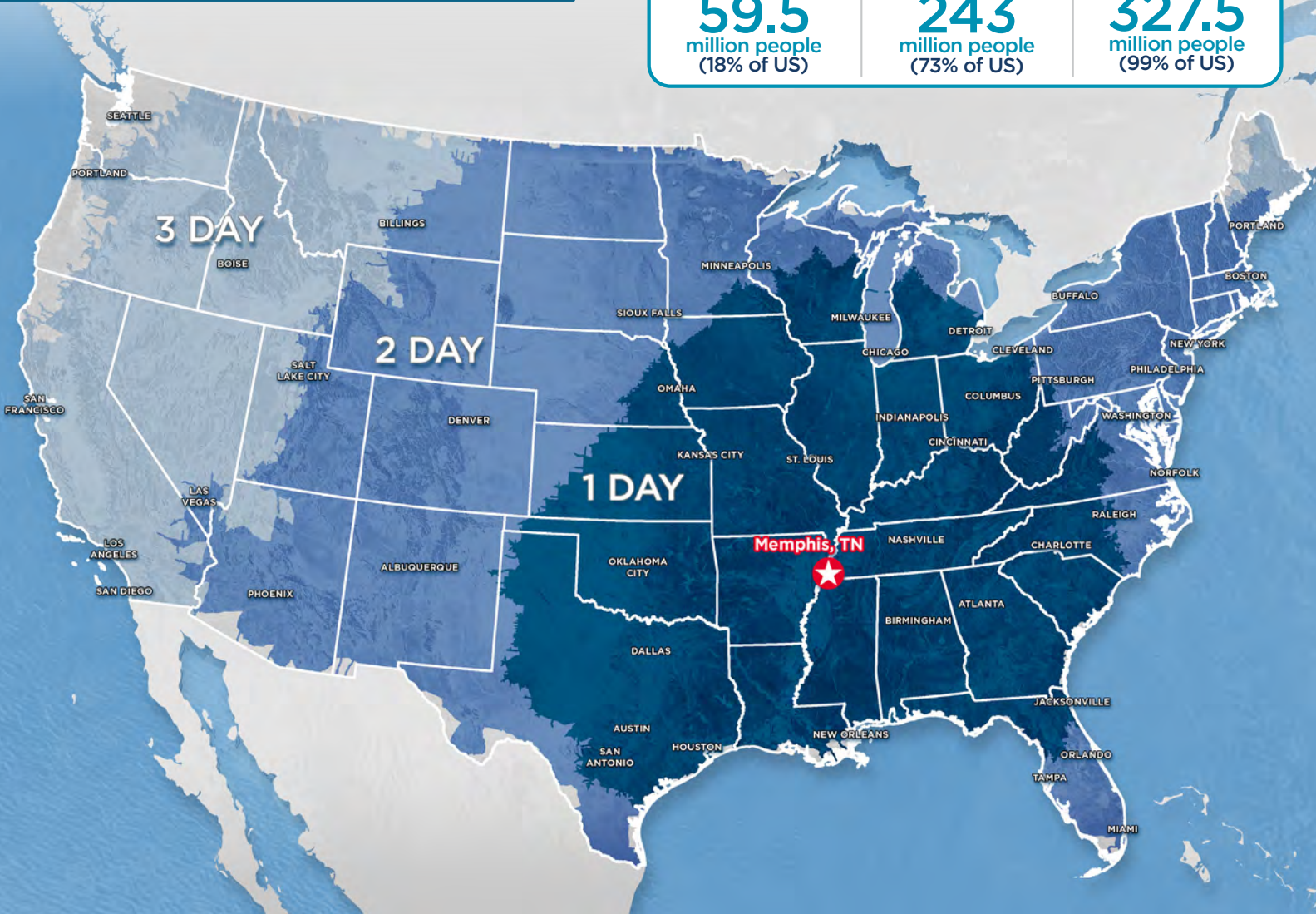
PRIME LOCATION

NATIONAL DRIVE TIME

1-DAY DRIVE
59.5
 million people
 (18% of US)

2-DAY DRIVE
243
 million people
 (73% of US)

3-DAY DRIVE
327.5
 million people
 (99% of US)



MEMPHIS, TN AMERICA'S DISTRIBUTION CENTER



2nd

Largest Cargo Airport in the World



3rd

Busiest Trucking Corridor



5

Class 1 Railroads



3rd

Largest Inland Port in the US

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