

# DEVELOPMENT OPPORTUNITY

# SWINNEA

## LOGISTICS



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WAKEFIELD



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ADVISORS

Swinnea Rd | Memphis, TN 38118

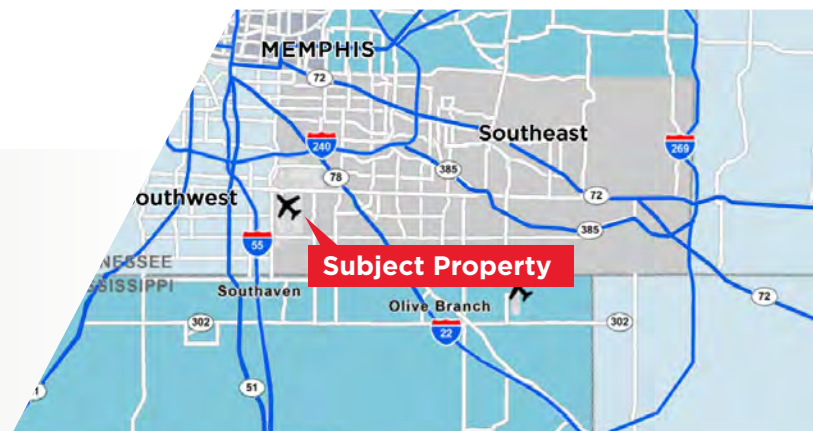


## 18+/- ACRES AVAILABLE

### 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**  
Principal  
(901) 362-4315  
jfields@commadv.com

5101 Wheelis Drive, Suite 300  
Memphis, TN 38117  
Main: 901 366 6070  
[www.commadv.com](http://www.commadv.com)

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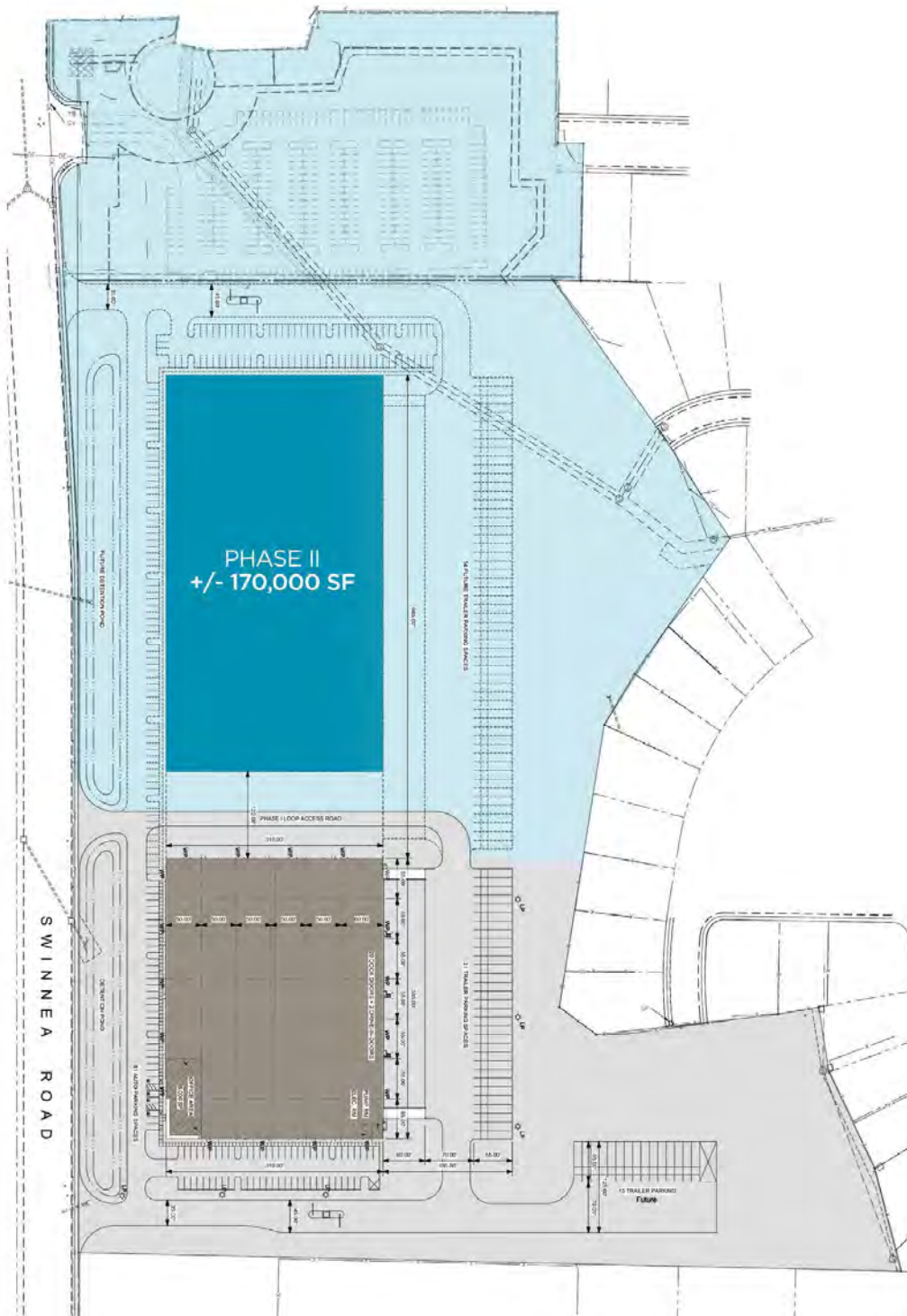


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## PROPOSED SITE PLAN



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## CORPORATE NEIGHBORS



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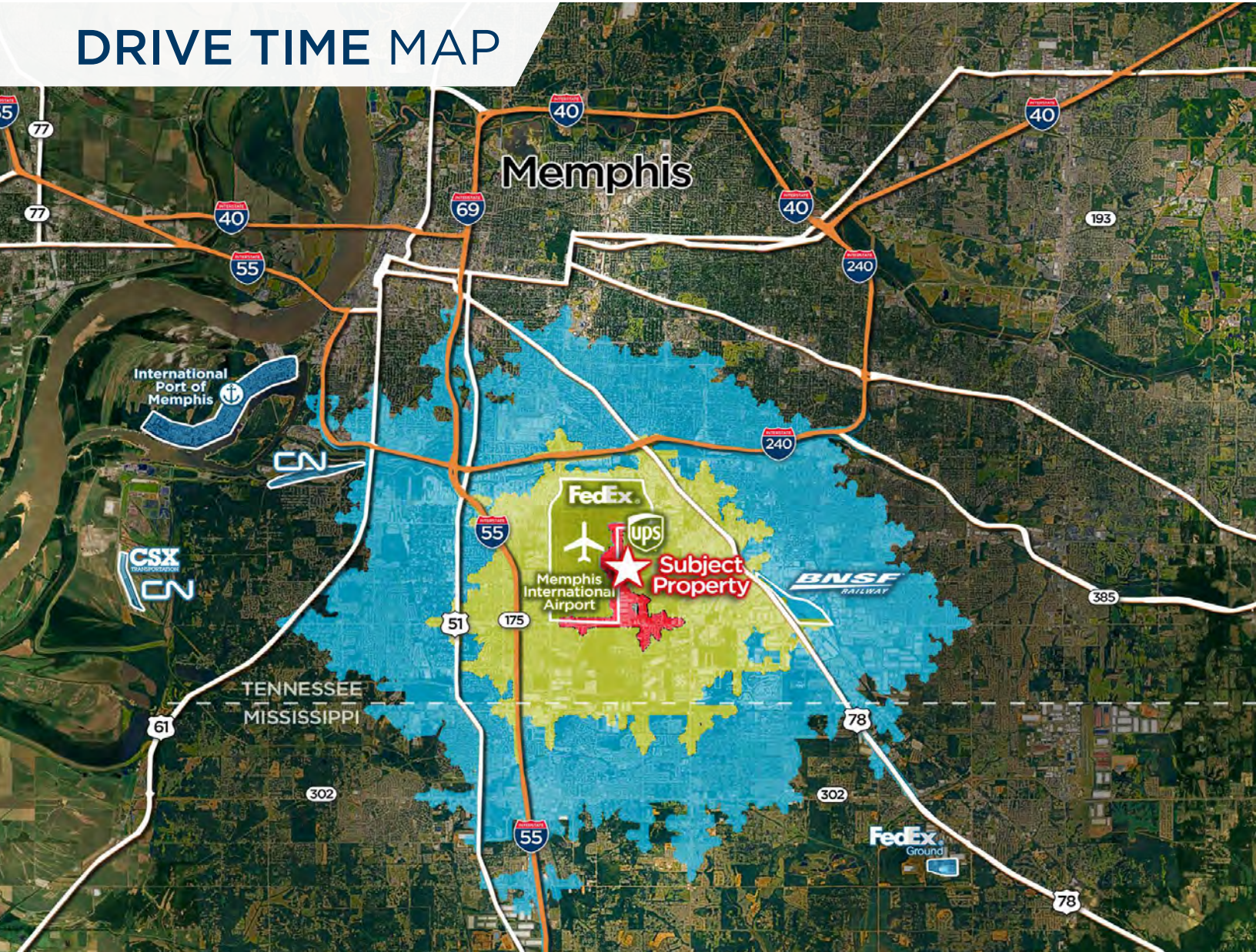


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## DRIVE TIME MAP



- 5 MINS
- 10 MINS
- 15 MINS

						
5 MINS	16 MINS	17 MINS	5 MINS	37 MINS	20 MINS	46 MINS
4 MILES	7 MILES	14 MILES	3 MILES	31 MILES	12 MILES	46 MILES

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### PRIME LOCATION

#### NATIONAL DRIVE TIME

##### 1-DAY DRIVE

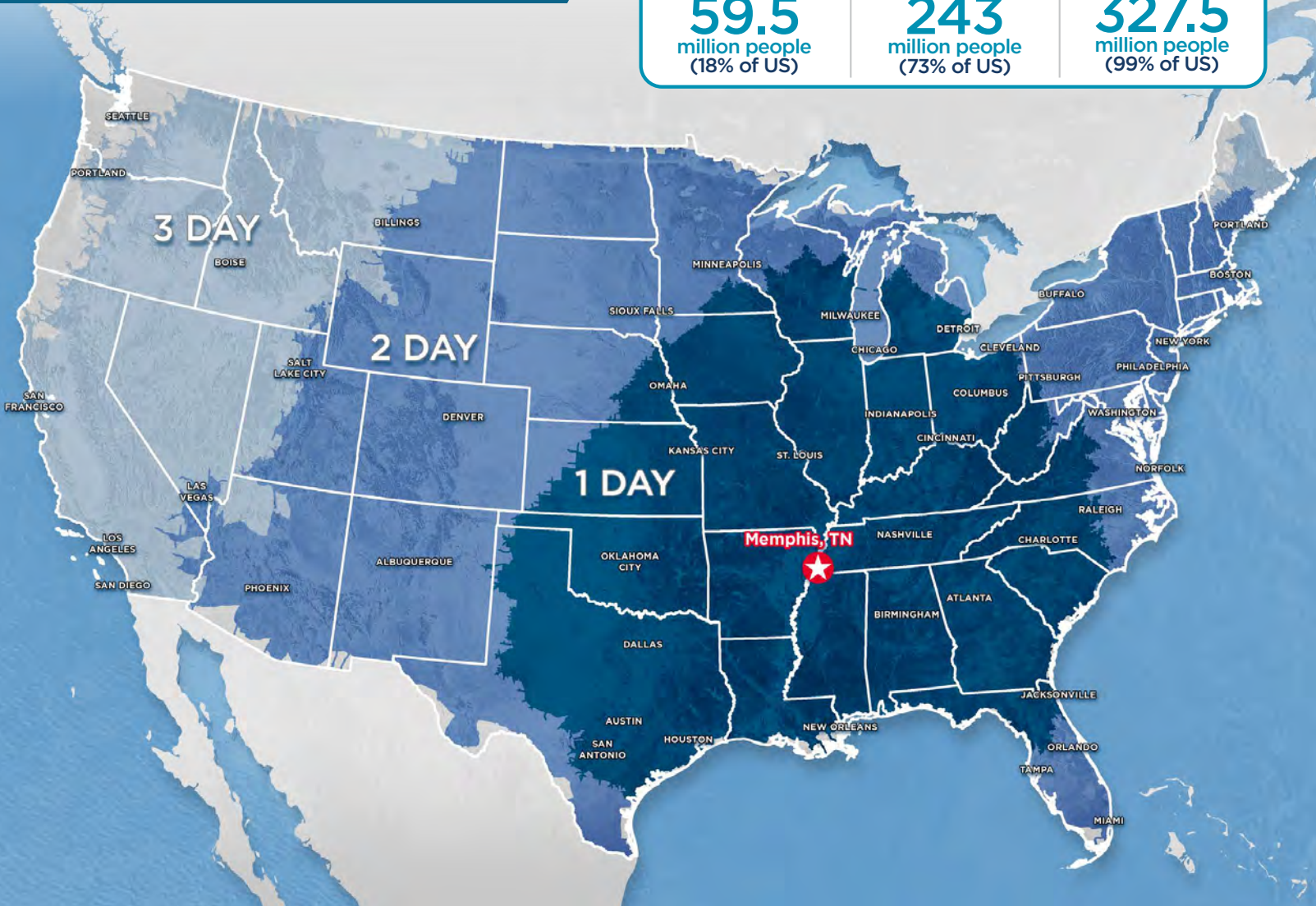
**59.5**  
million people  
(18% of US)

##### 2-DAY DRIVE

**243**  
million people  
(73% of US)

##### 3-DAY DRIVE

**327.5**  
million people  
(99% of US)



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Airport in  
the US



**3rd**

Busiest  
Trucking  
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**5**

Class 1  
Railroads



**5th**

Largest  
Inland  
Port in  
the US

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