

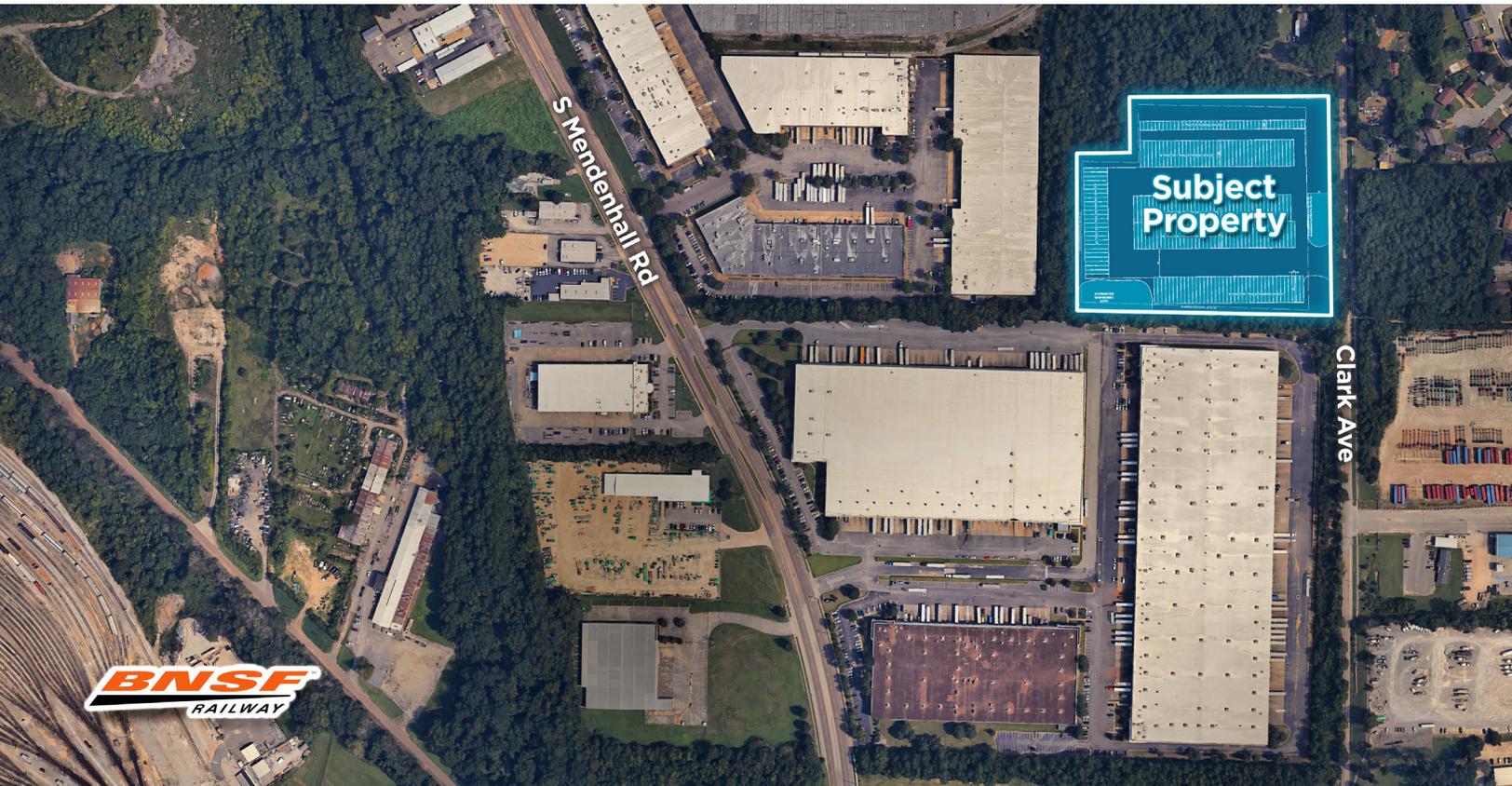
# LEASING OPPORTUNITY

## BUILD-TO-SUIT INDUSTRIAL OUTDOOR STORAGE FACILITY

SOUTHEAST SUBMARKET



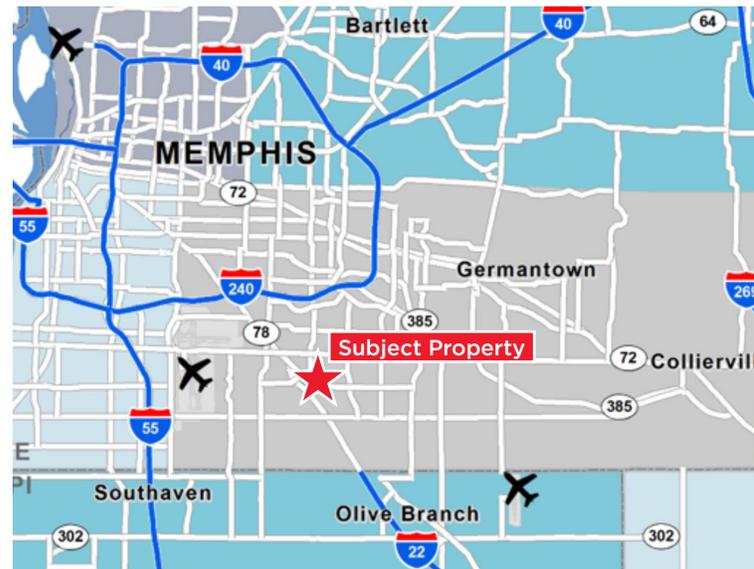
4429-4439 Clark Ave | Memphis, TN 38141



## Approximately 11 Acres Up to 231 Trailer Parks

### Property Highlights

- Build-to-suit opportunity
- Preliminary plan for 188 tractor-trailer spaces and an additional 43 tractor-only spaces
- Minutes to BNSF Intermodal, FedEx & UPS air freight terminals and major road & highway arteries



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5 MINS

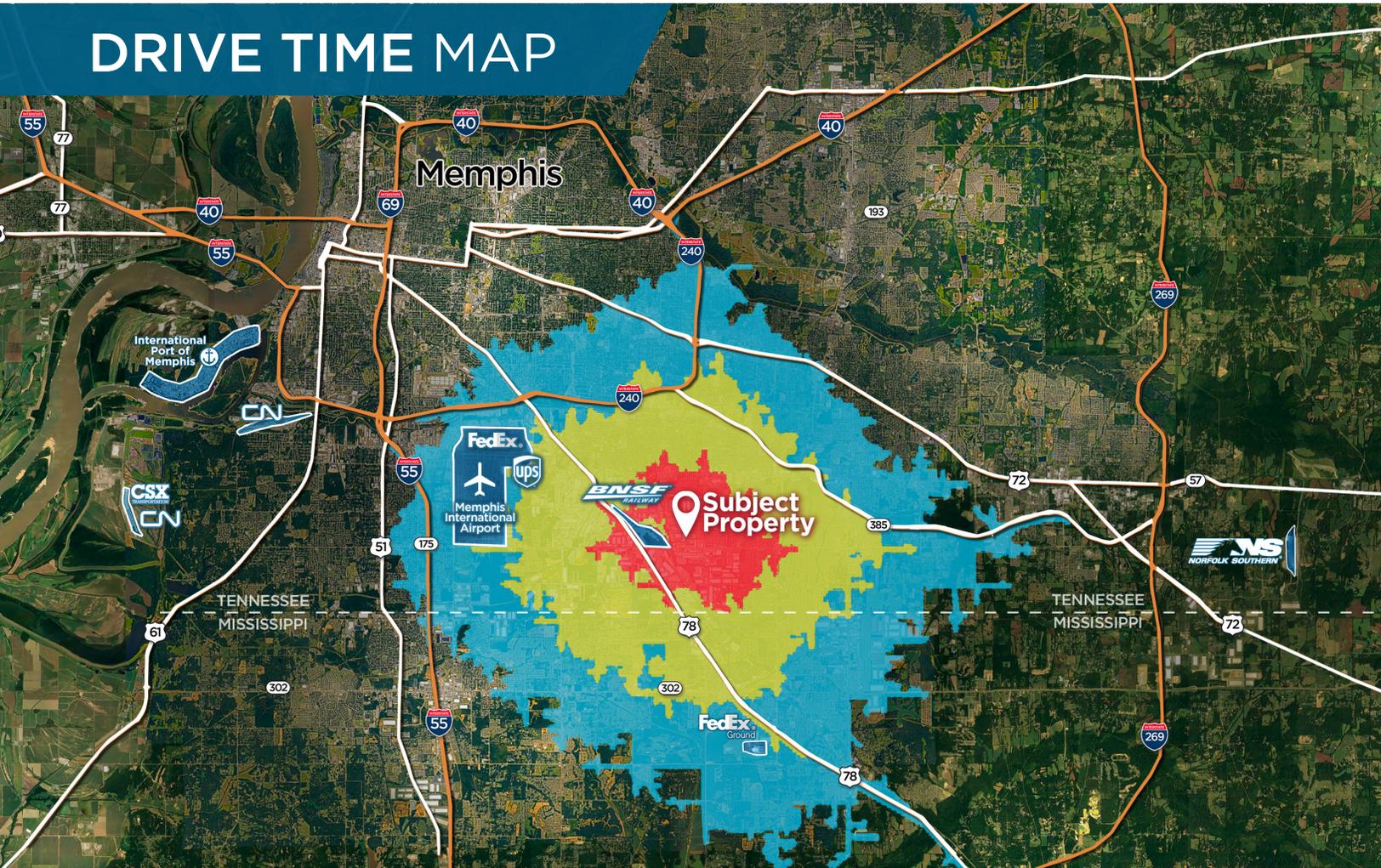


10 MINS



15 MINS

### DRIVE TIME MAP



Greater than 90% of the world's GDP is within 72 hours of Memphis

75% of the U.S. population is within a 2 day drive (22 hours)



16 MINS	6 MINS	16 MINS	16 MINS	30 MINS	13 MINS	47 MINS
9 MILES	2 MILES	11 MILES	13 MILES	21 MILES	8 MILES	43 MILES



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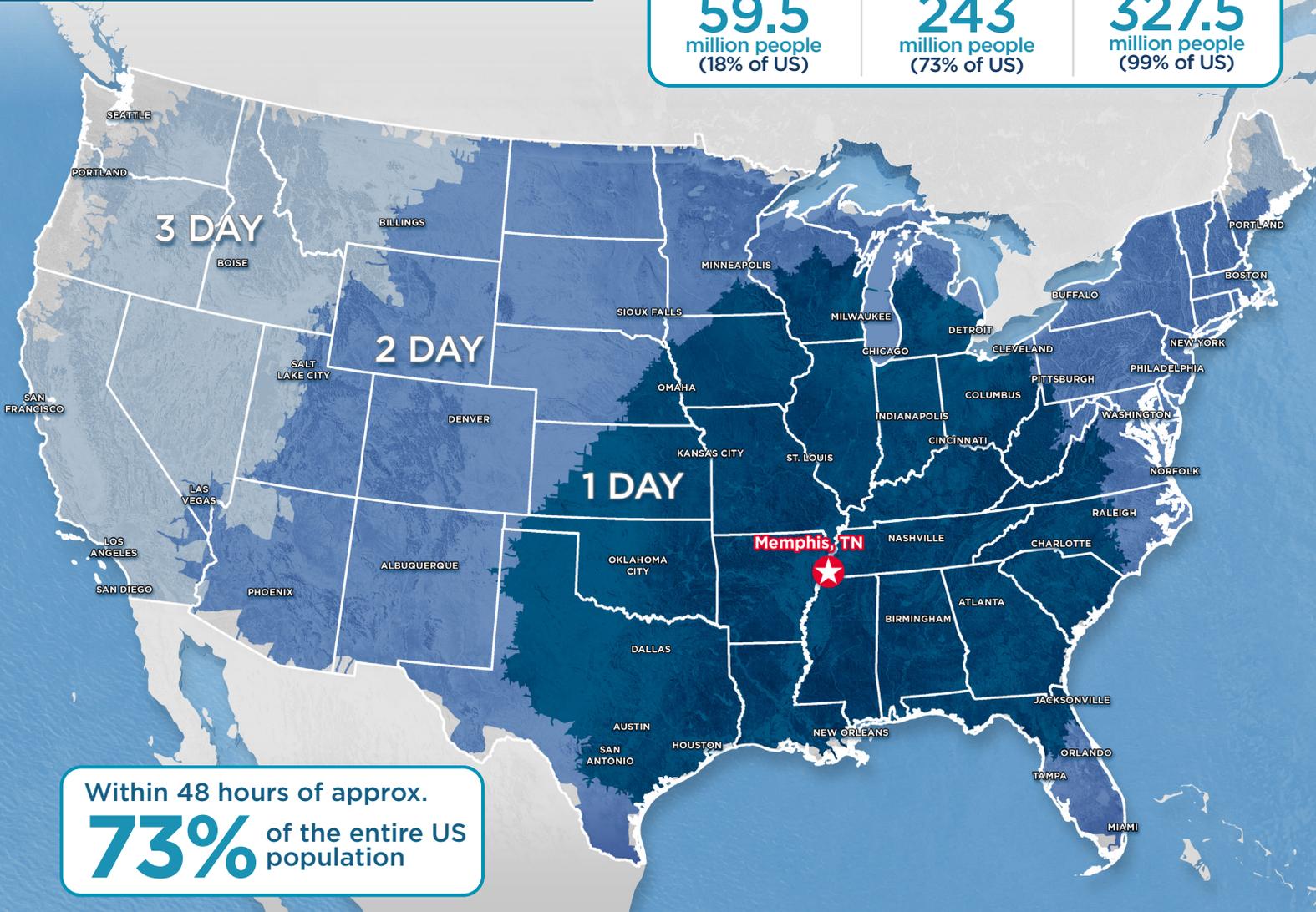
### PRIME LOCATION

#### 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)



## MEMPHIS, TN AMERICA'S DISTRIBUTION CENTER



Largest  
Cargo  
Airport in  
the World  
**2nd**



Busiest  
Trucking  
Corridor



Class 1  
Railroads



Largest  
Inland  
Port in  
the US

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