

LEASING OPPORTUNITY

BUILD-TO-SUIT INDUSTRIAL OUTDOOR STORAGE FACILITY

SOUTHEAST SUBMARKET

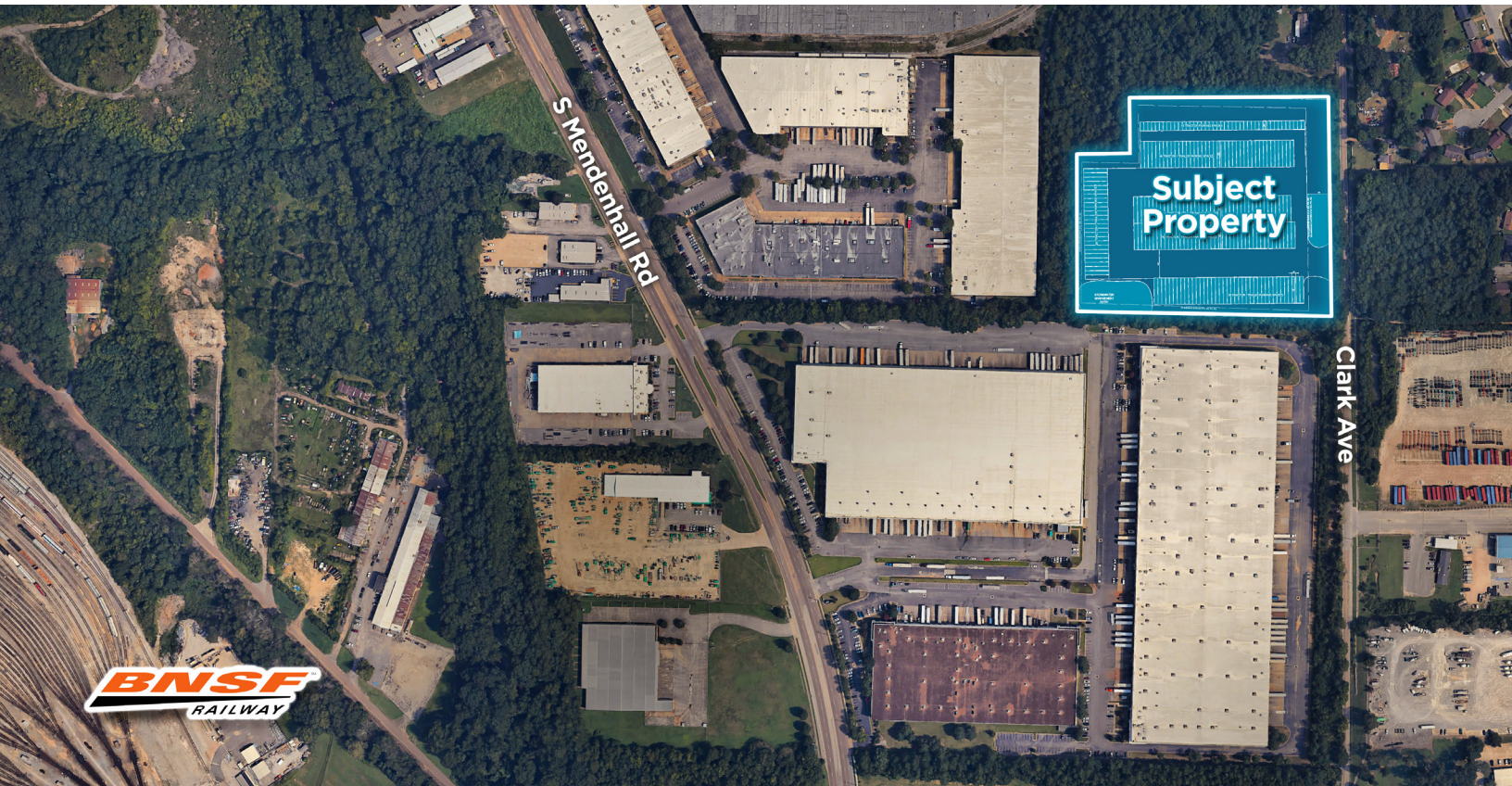


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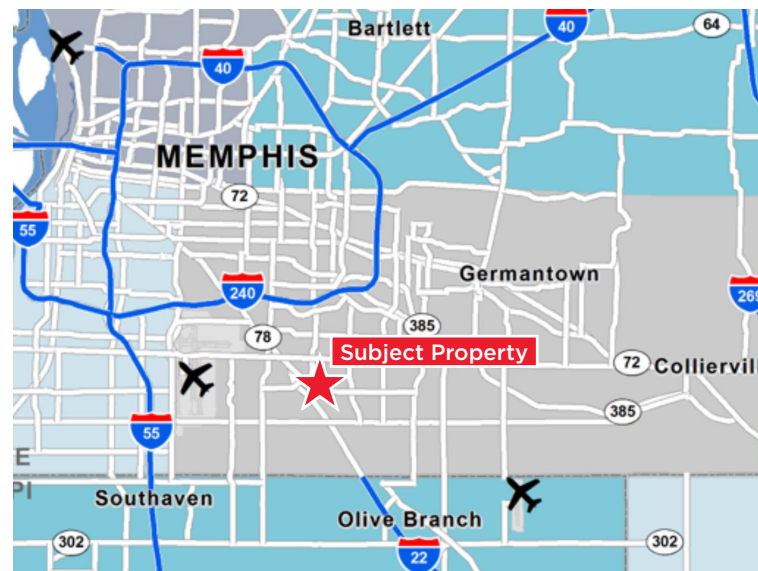
4429-4439 Clark Ave | Memphis, TN 38141



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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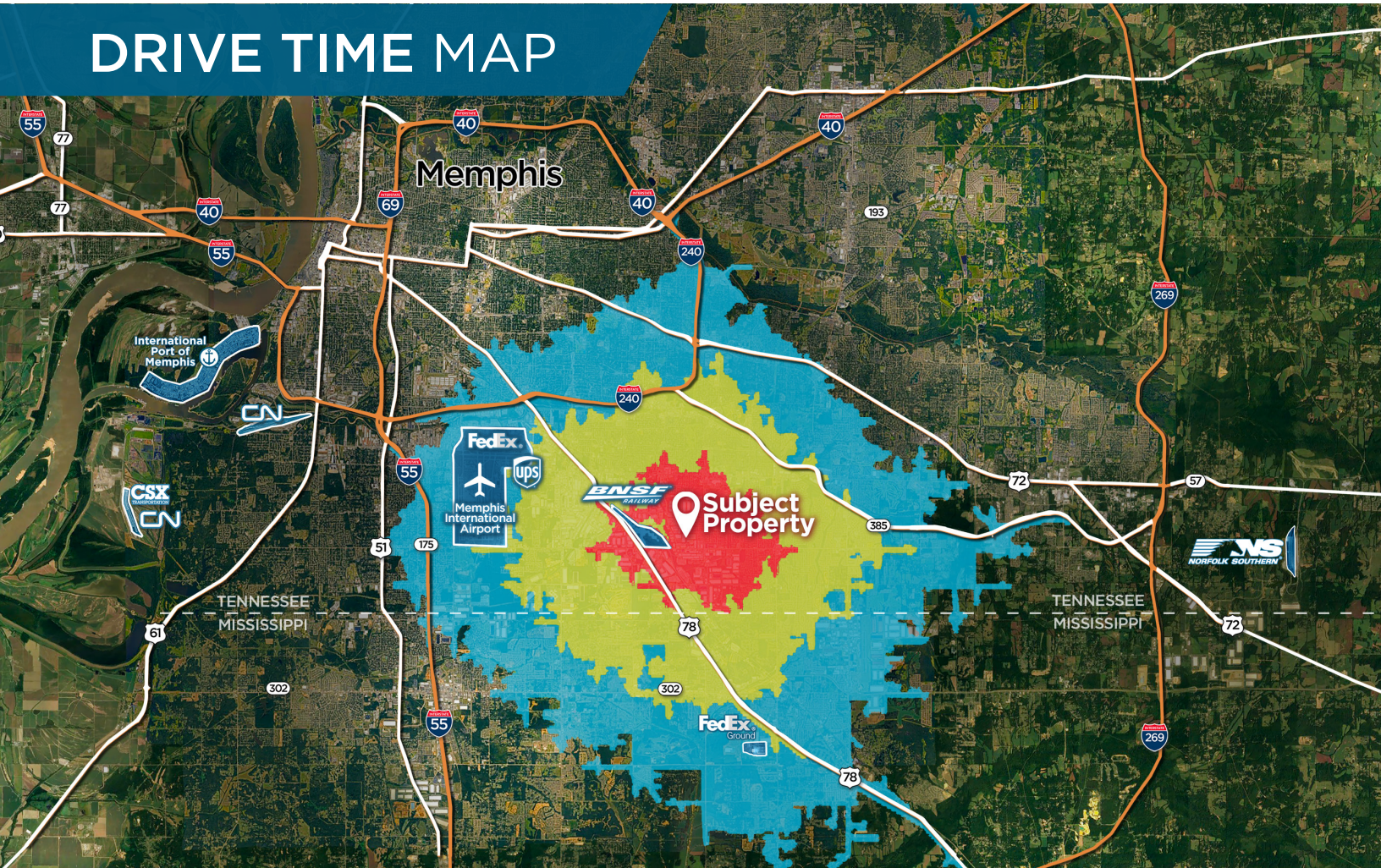
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5 MINS

 10 MINS 15 MINS

DRIVE TIME MAP



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



16
MINS
9
MILES

6
MINS
2
MILES

16
MINS
11
MILES

16
MINS
13
MILES

30
MINS
21
MILES

**13
MINS
8
MILES**

47
MINS
43
MILES

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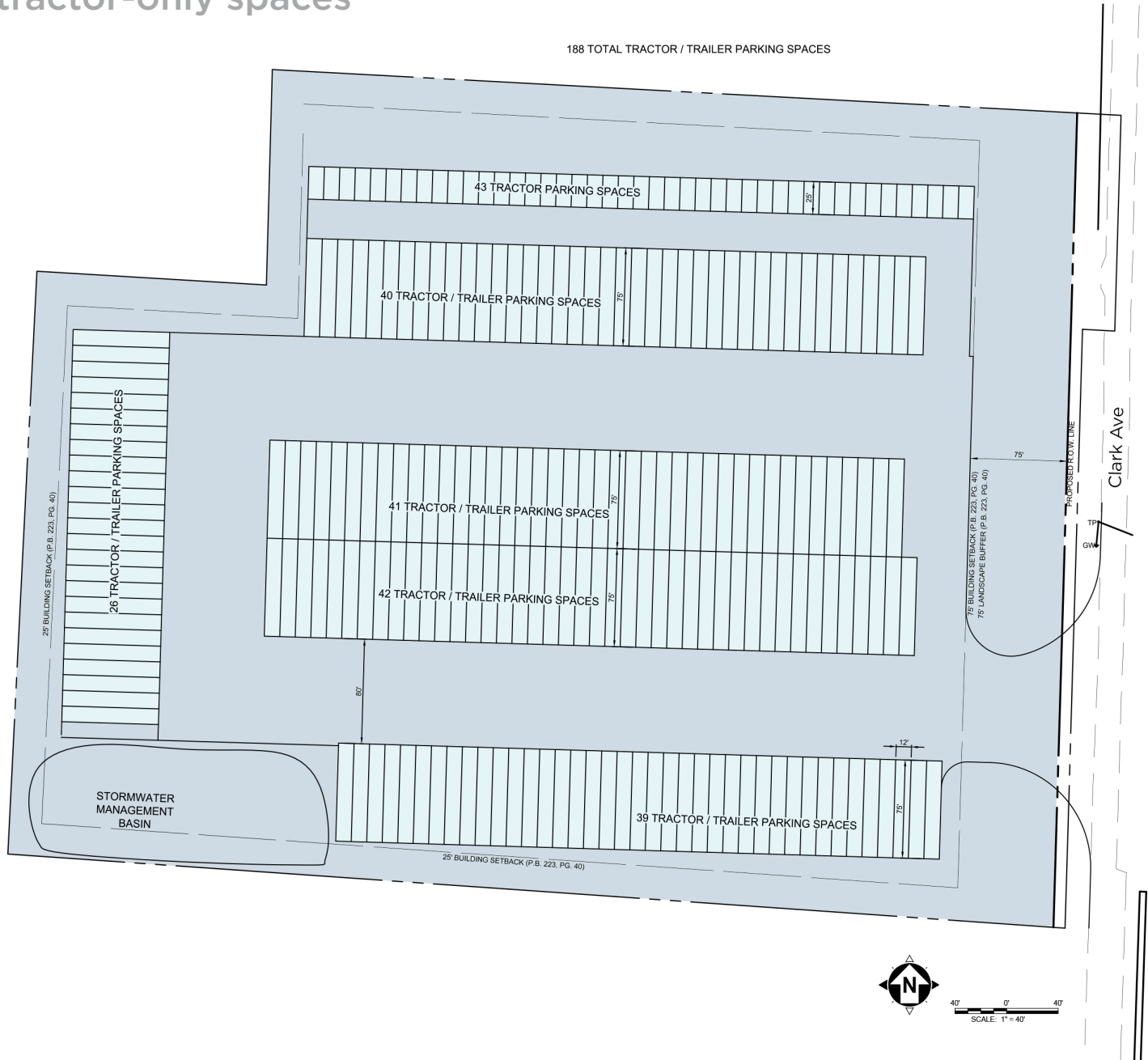
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SAMPLE SITE PLAN

188 TOTAL TRACTOR / TRAILER PARKING SPACES



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SOUTHEAST SUBMARKET



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PRIME LOCATION

NATIONAL DRIVE TIME

1-DAY DRIVE

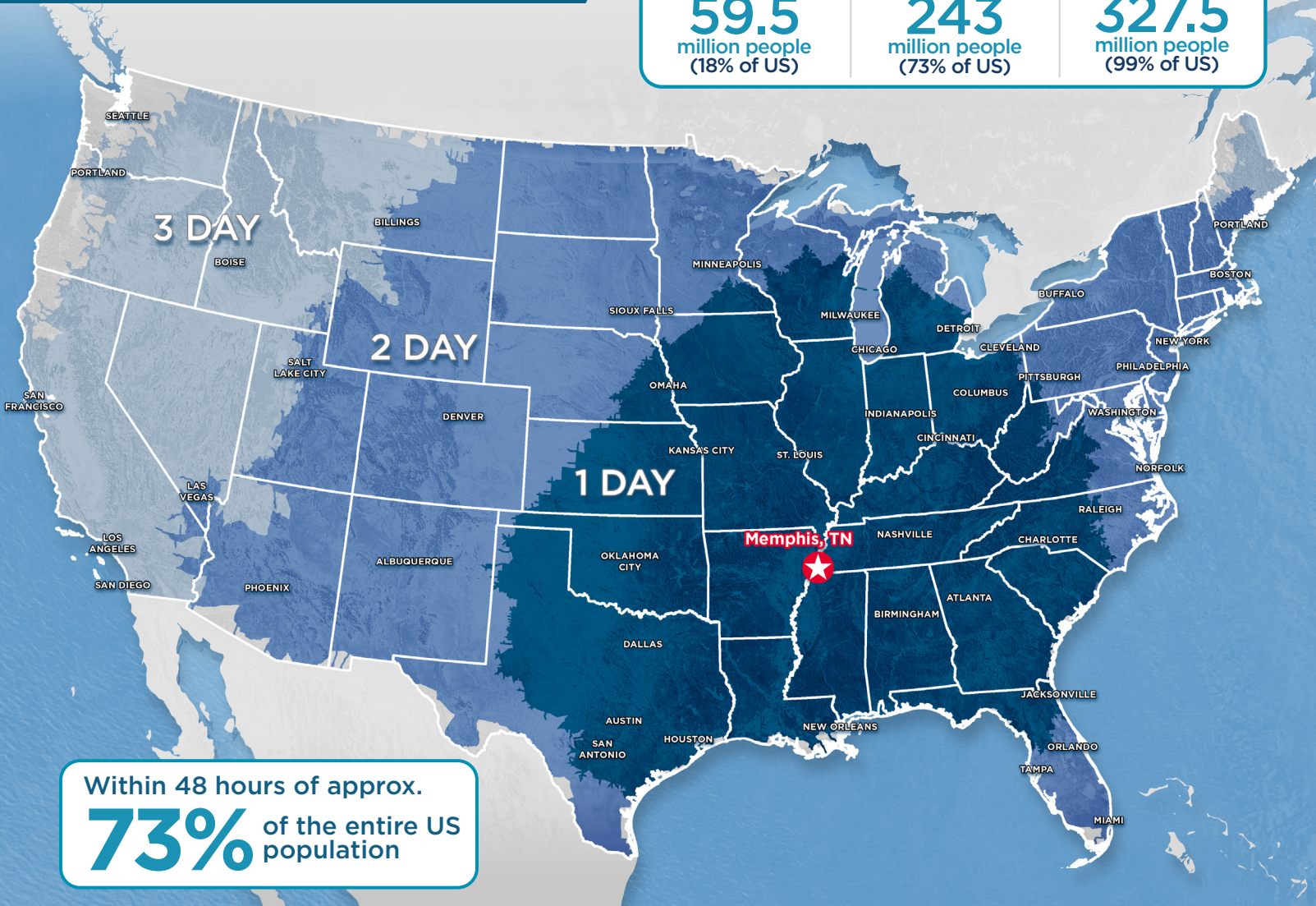
59.5
million people
(18% of US)

2-DAY DRIVE

243
million people
(73% of US)

3-DAY DRIVE

327.5
million people
(99% of US)



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Cargo
Airport in
the World
2nd



Busiest
Trucking
Corridor



Class 1
Railroads



Largest
Inland
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the US

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