

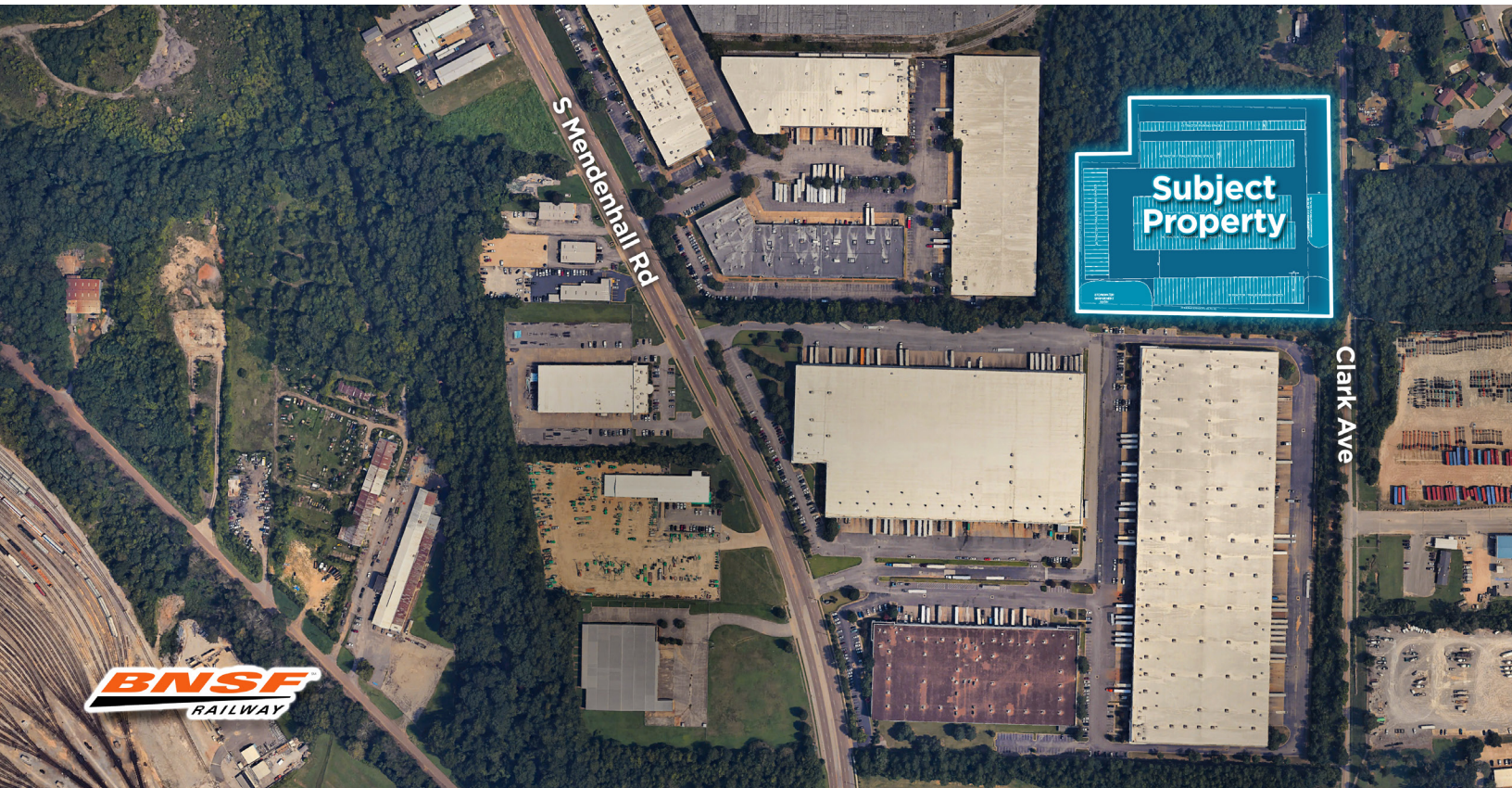
# LEASING OPPORTUNITY

## BUILD-TO-SUIT INDUSTRIAL OUTDOOR STORAGE FACILITY

SOUTHEAST SUBMARKET



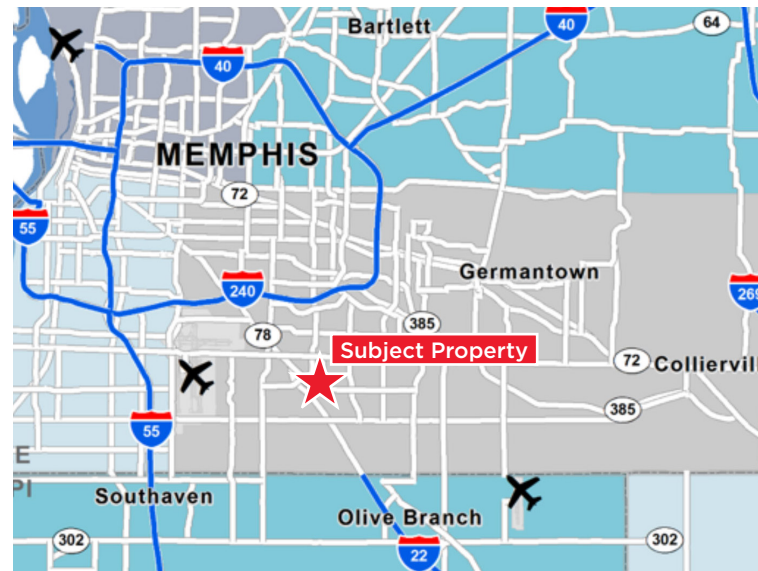
4429-4439 Clark Ave | Memphis, TN 38141



## 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



**Kemp Conrad, SIOR, Dual Designation**  
Principal  
901 273 2359  
kconrad@commadv.com

**Owen Mercer, SIOR, CCIM**  
Vice President  
901 273 2343  
omercer@commadv.com

**Laura Meanwell**  
Senior Associate  
901 246 1230  
lmeanwell@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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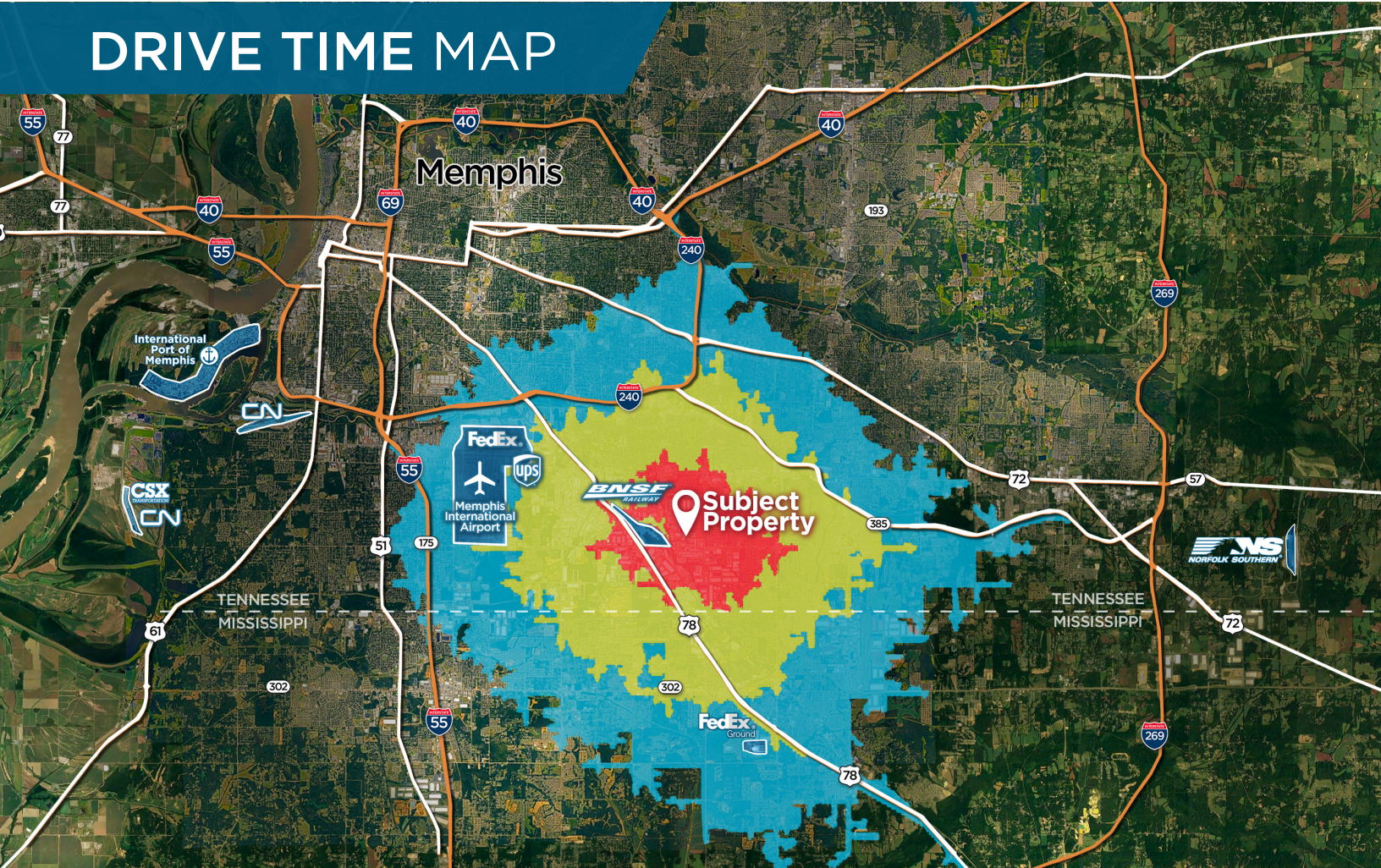
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### DRIVE TIME MAP



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)



<b>16</b> MINS <b>9</b> MILES	<b>6</b> MINS <b>2</b> MILES	<b>16</b> MINS <b>11</b> MILES	<b>16</b> MINS <b>13</b> MILES	<b>30</b> MINS <b>21</b> MILES	<b>13</b> MINS <b>8</b> MILES	<b>47</b> MINS <b>43</b> MILES
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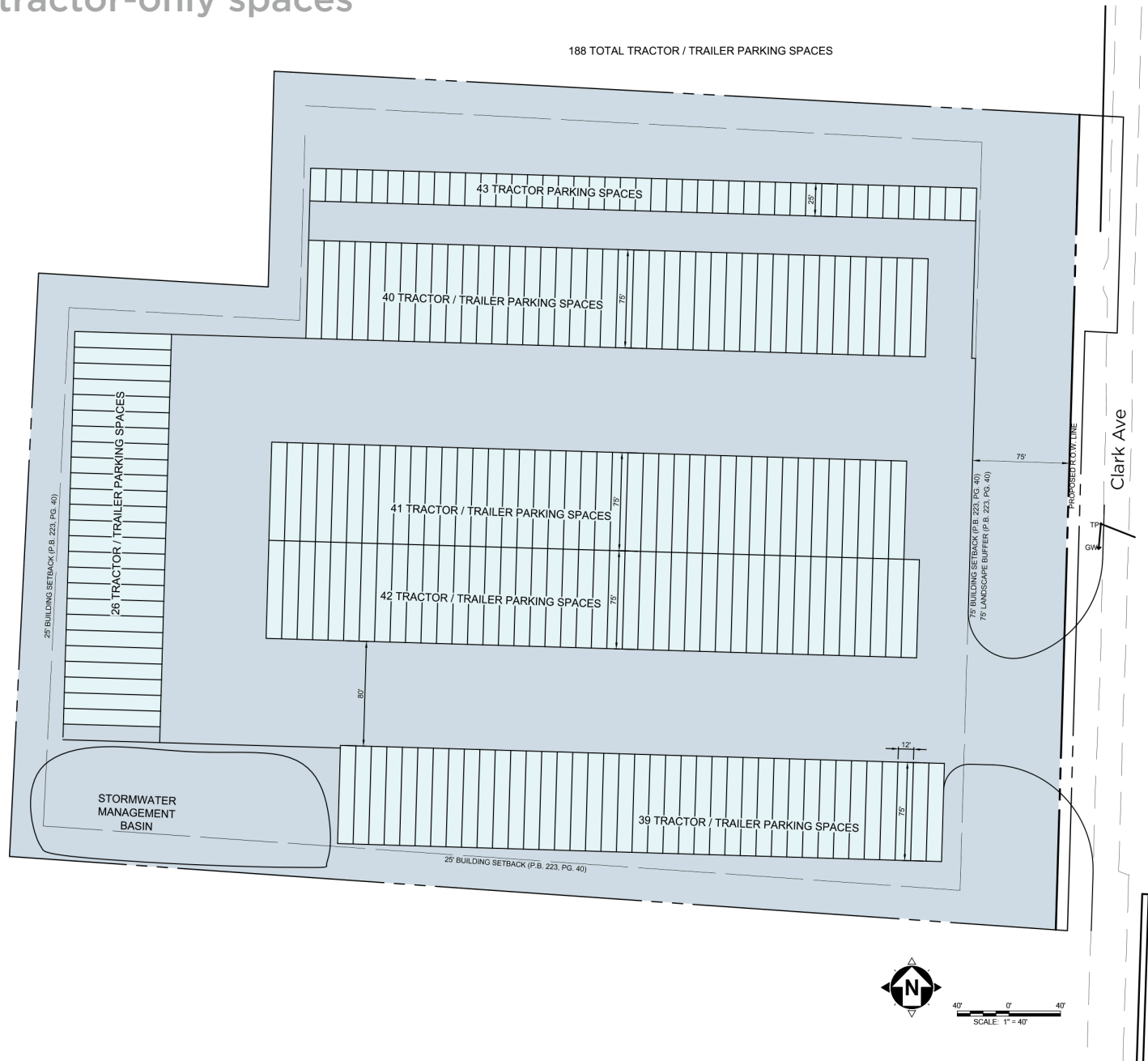
## BUILD-TO-SUIT INDUSTRIAL OUTDOOR STORAGE FACILITY



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## SAMPLE SITE PLAN

188 tractor-trailer spaces  
and an additional 43  
tractor-only spaces



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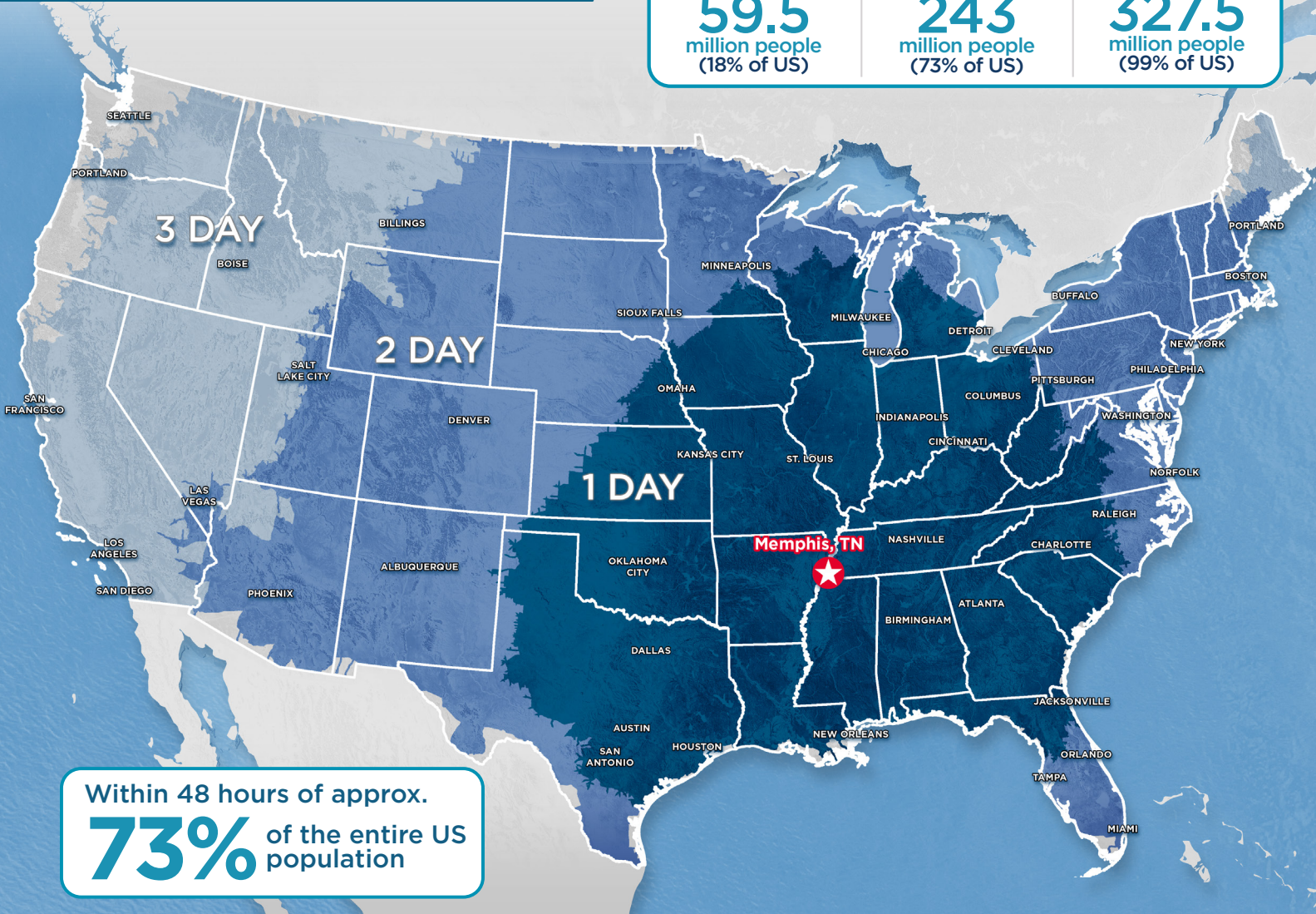
### PRIME LOCATION

#### 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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