BARTLETT
INNOVATION PARK

FOR SALE - +/- 279.8 ACRES

CUSHMAN & WAKEFIELD | COMMERCIAL ADVISORS

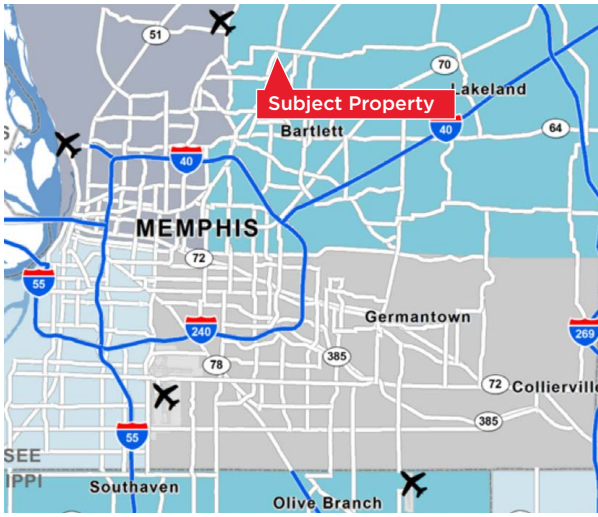
Bolen Huse Rd at Highway 204
Bartlett, TN 38128

Prime Northeast Submarket Development Opportunity

+/- 279.8 Acres Available

Property Highlights

- Located in the transforming Northeast submarket
- Ideal for a master-planned industrial park
- Easy access to thriving labor pool
- +/- 5,000' of Singleton Pky (Highway 204) road frontage
- +/- 219 acres approved for I-O Wholesale and Warehouse zoning and +/- 75 acres of floodway available for possible tax incentives
- Phase 1 & 2 ESA & due diligence have been completed for the entire property
- Approved Plan of Services
- Application filed for Select Site infrastructure funding



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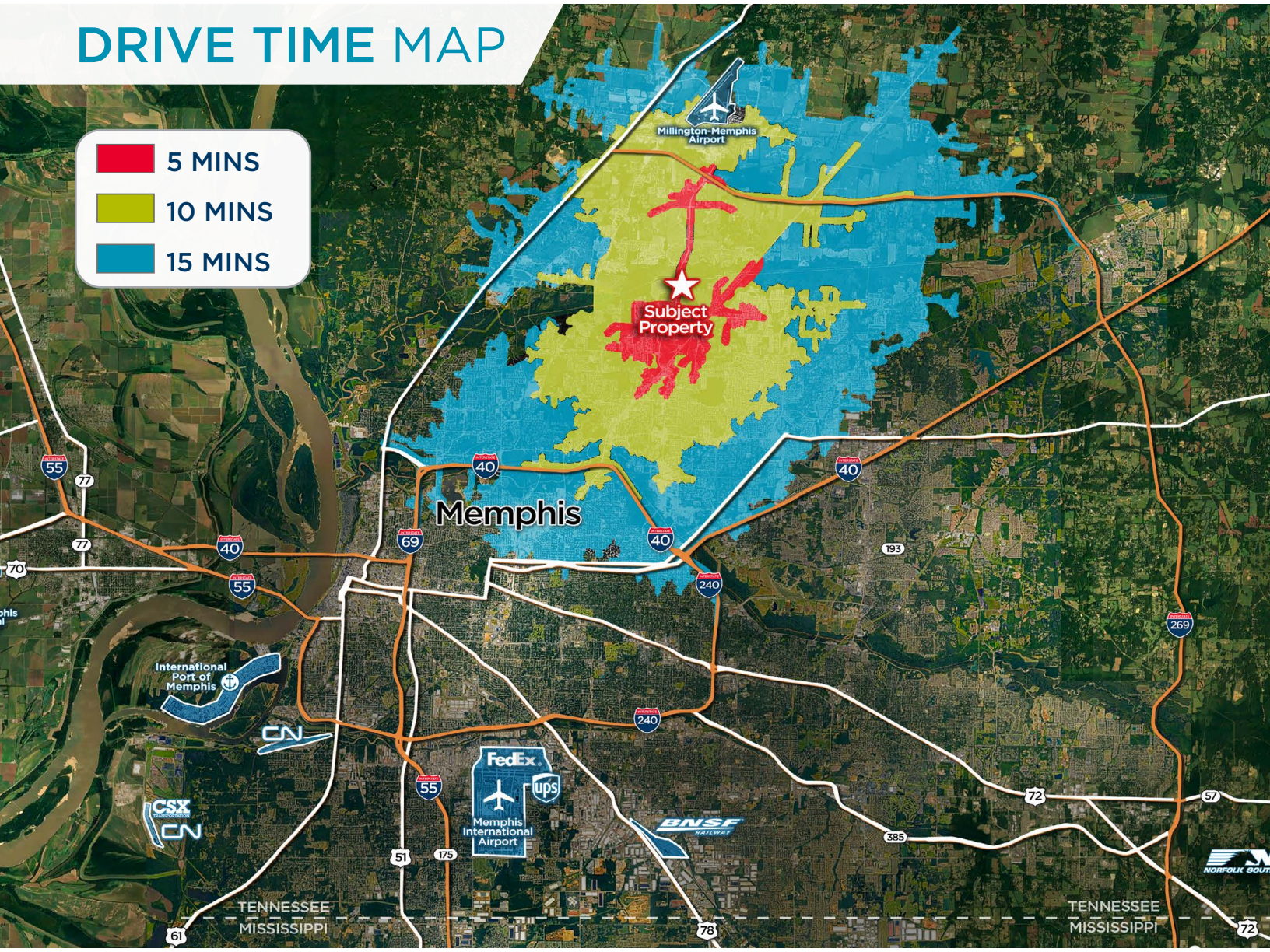
DRIVE TIME MAP



Memphis International Airport	BNSF Railway	Austin Peay Hwy	Interstate 40	Interstate 55	Norfolk Southern	FedEx Ground
31 MINS	33 MINS	2 MINS	11 MINS	21 MINS	41 MINS	35 MINS
24 MILES	22 MILES	1 MILE	9 MILES	19 MILES	40 MILES	26 MILES

Singleton Pkwy (along the property) and Austin Peay Highway (1/2 mile from the property) are 4 lanes

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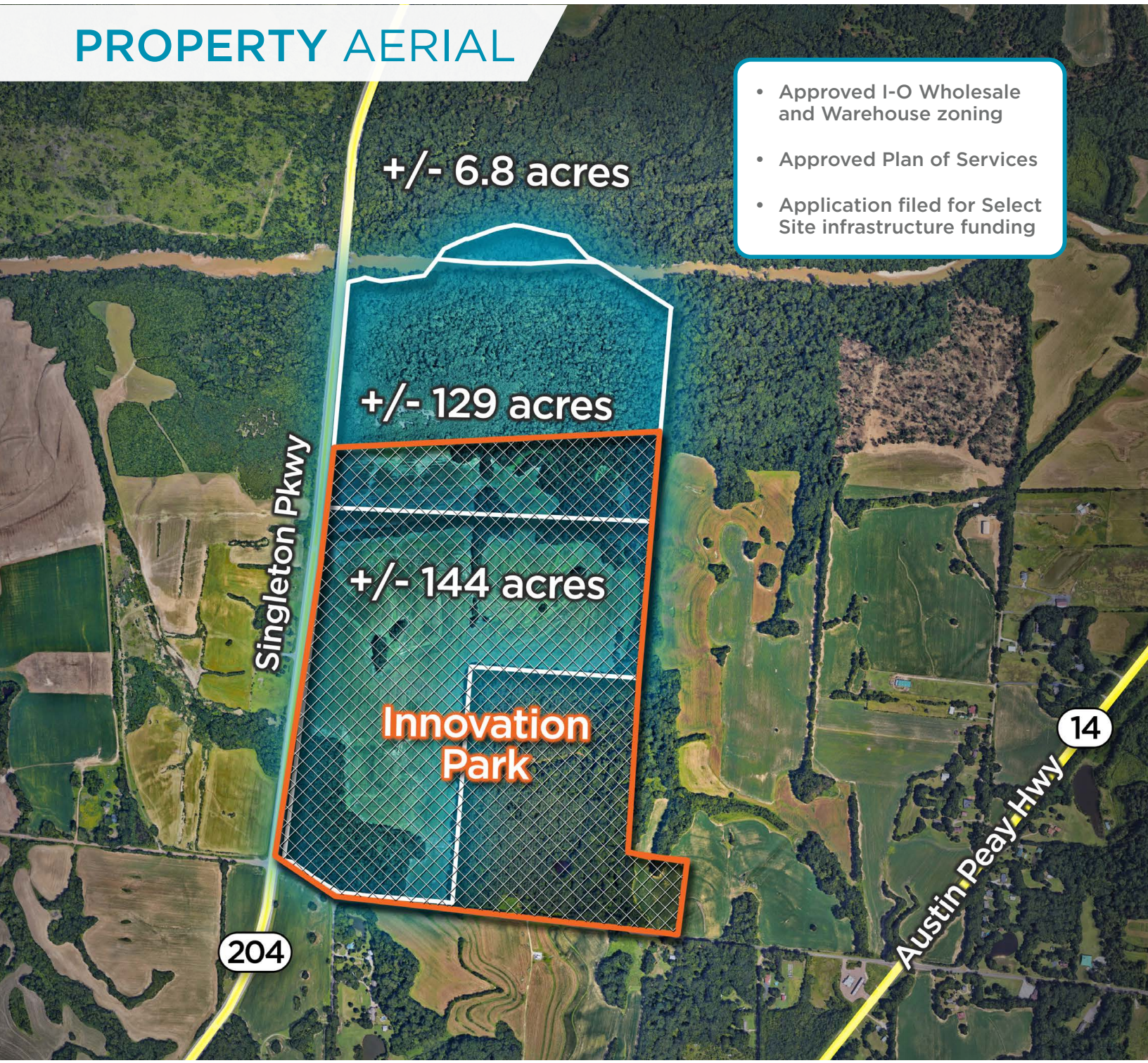
PROPERTY AERIAL



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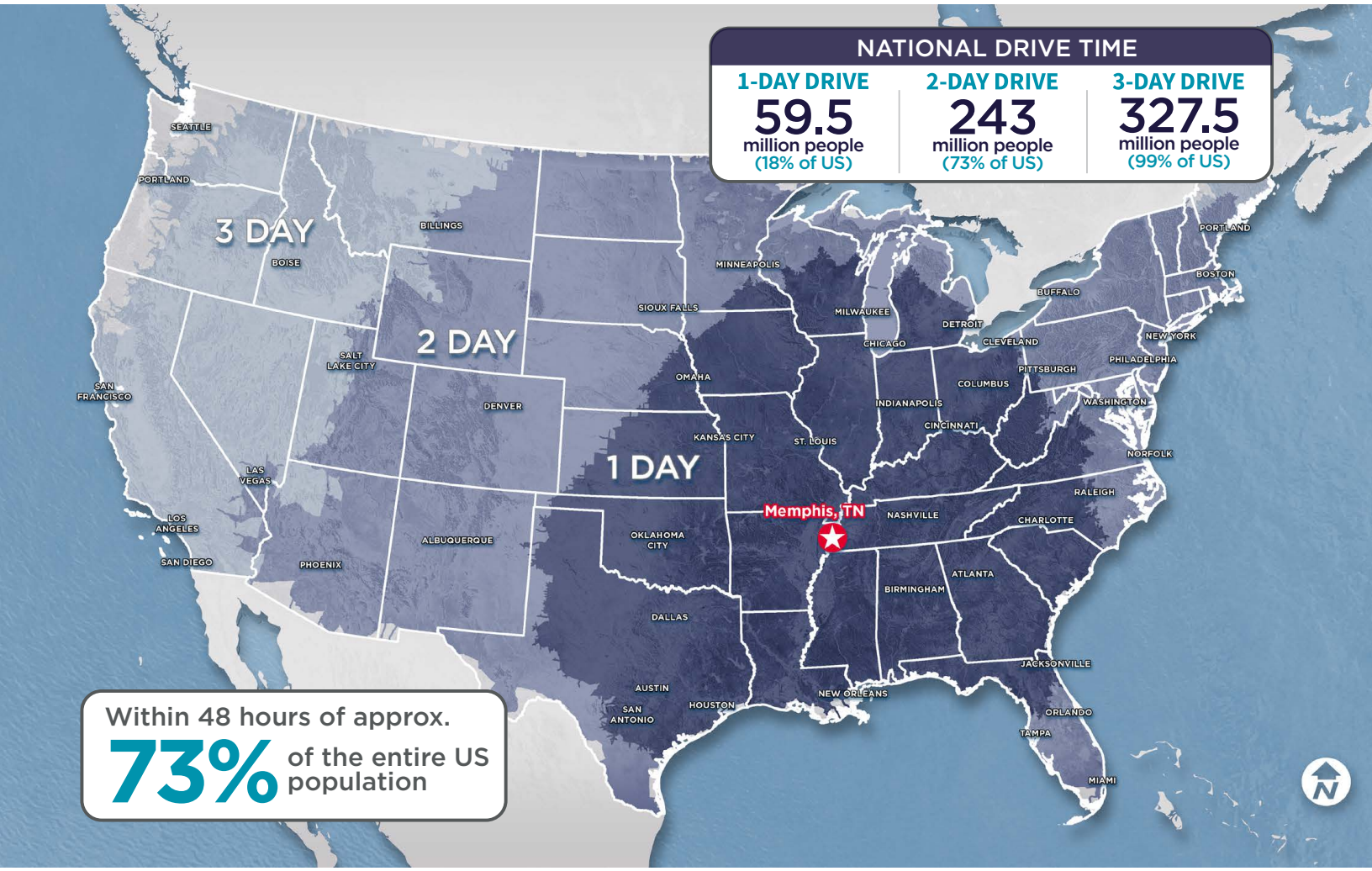
MEMPHIS, TN AMERICA'S DISTRIBUTION CENTER



LOCATION + INFRASTRUCTURE
BY THE NUMBERS

1st
Largest **Cargo Airport** in the US

3rd
Busiest **Trucking** Corridor

5
Class 1 **Railroads** in the US

5th
Largest **Inland Port** in the US

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