

DEVELOPMENT OPPORTUNITY

SWINNEA

LOGISTICS



CUSHMAN &
WAKEFIELD



COMMERCIAL
ADVISORS

Swinnea Rd | Memphis, TN 38118

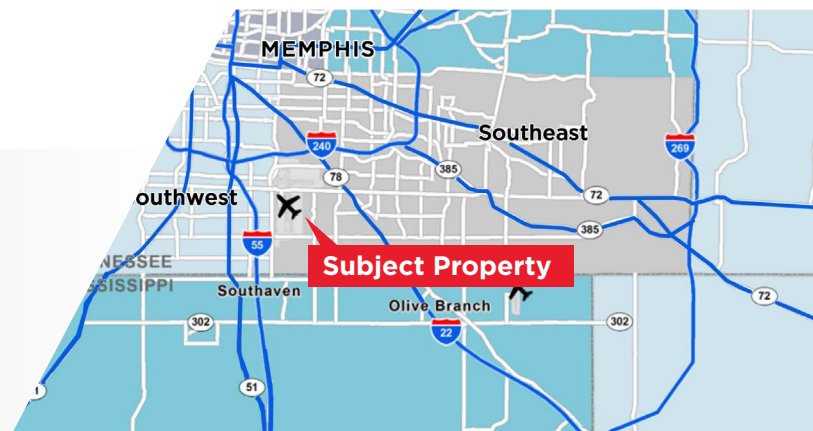


18+/- ACRES AVAILABLE

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
Vice Chairman
(901) 362-4315
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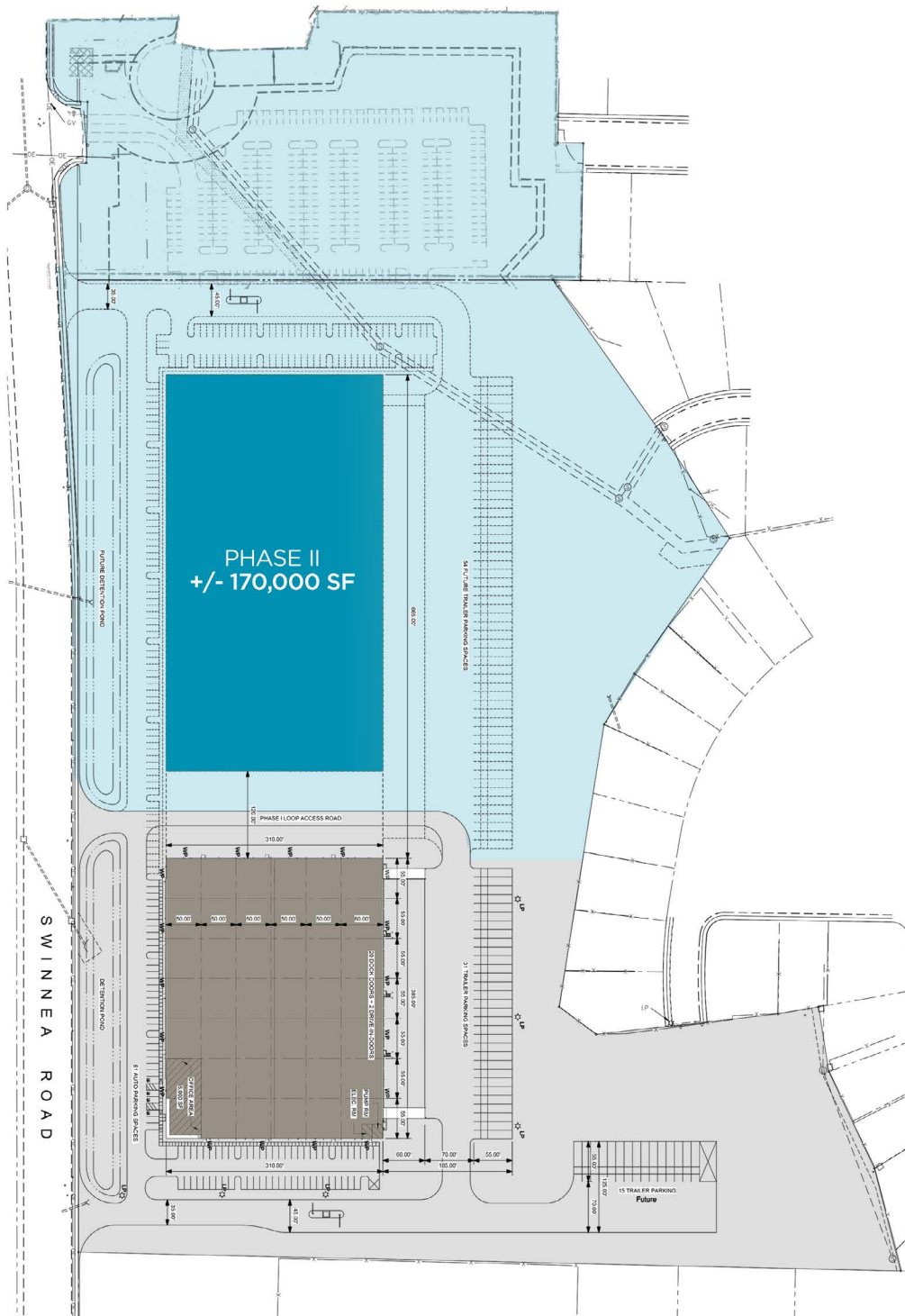


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ADVISORS

FOR SALE OR BUILD-TO-SUIT

SWINNEA
LOGISTICS

PROPOSED SITE PLAN



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CORPORATE NEIGHBORS



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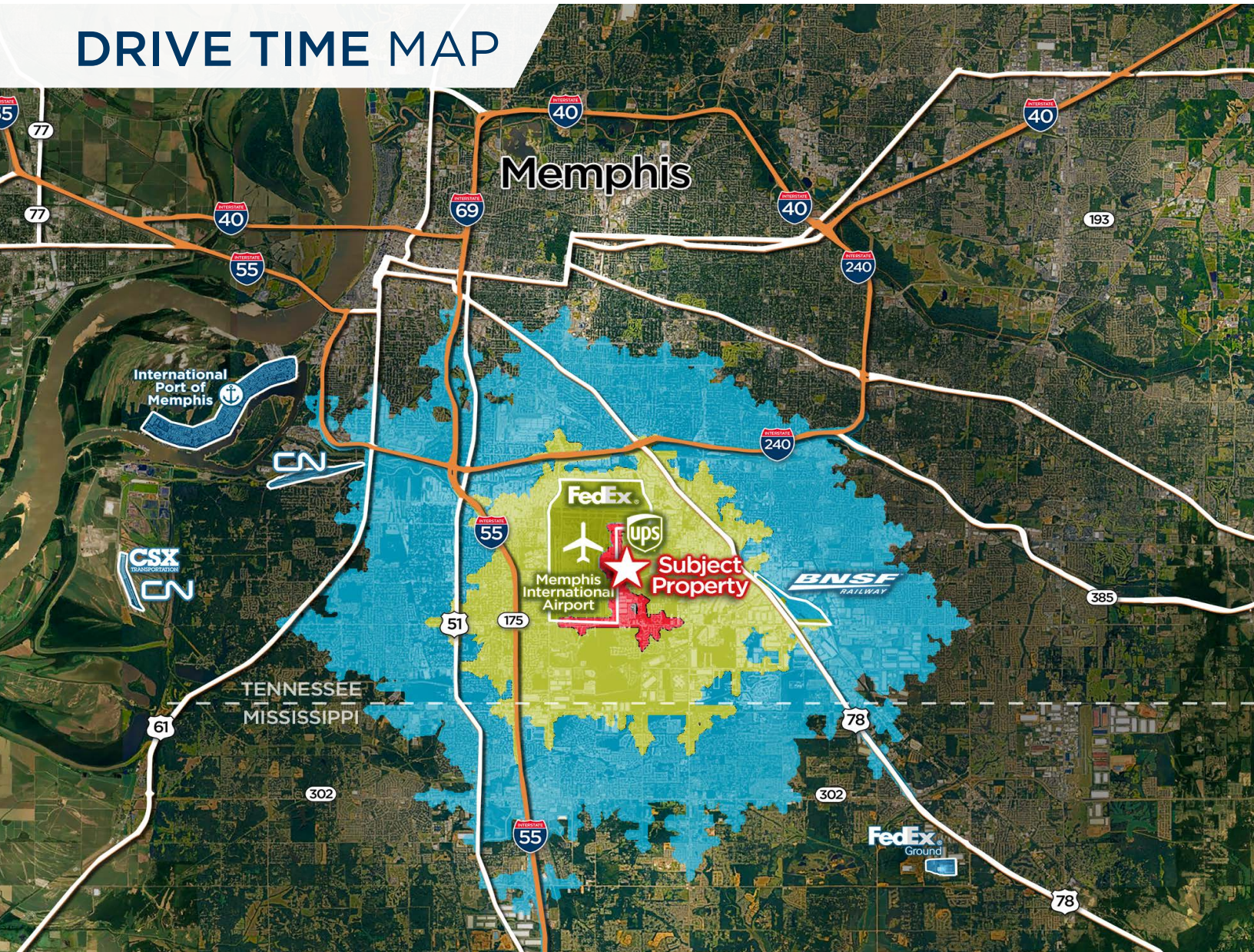


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DRIVE TIME MAP



- 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

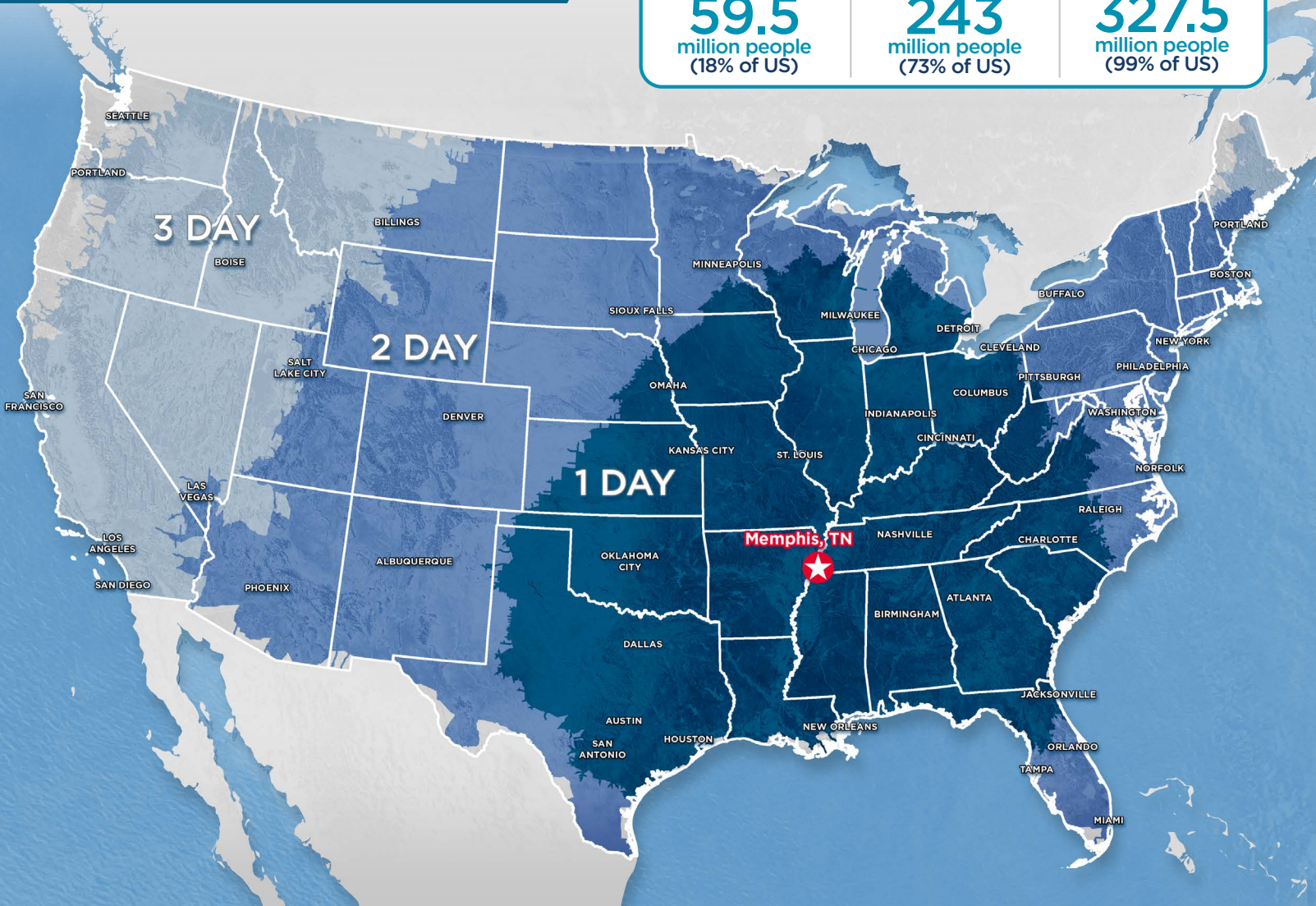
59.5
million people
(18% of US)

2-DAY DRIVE

243
million people
(73% of US)

3-DAY DRIVE

327.5
million people
(99% of US)



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