



**CUSHMAN &
WAKEFIELD**



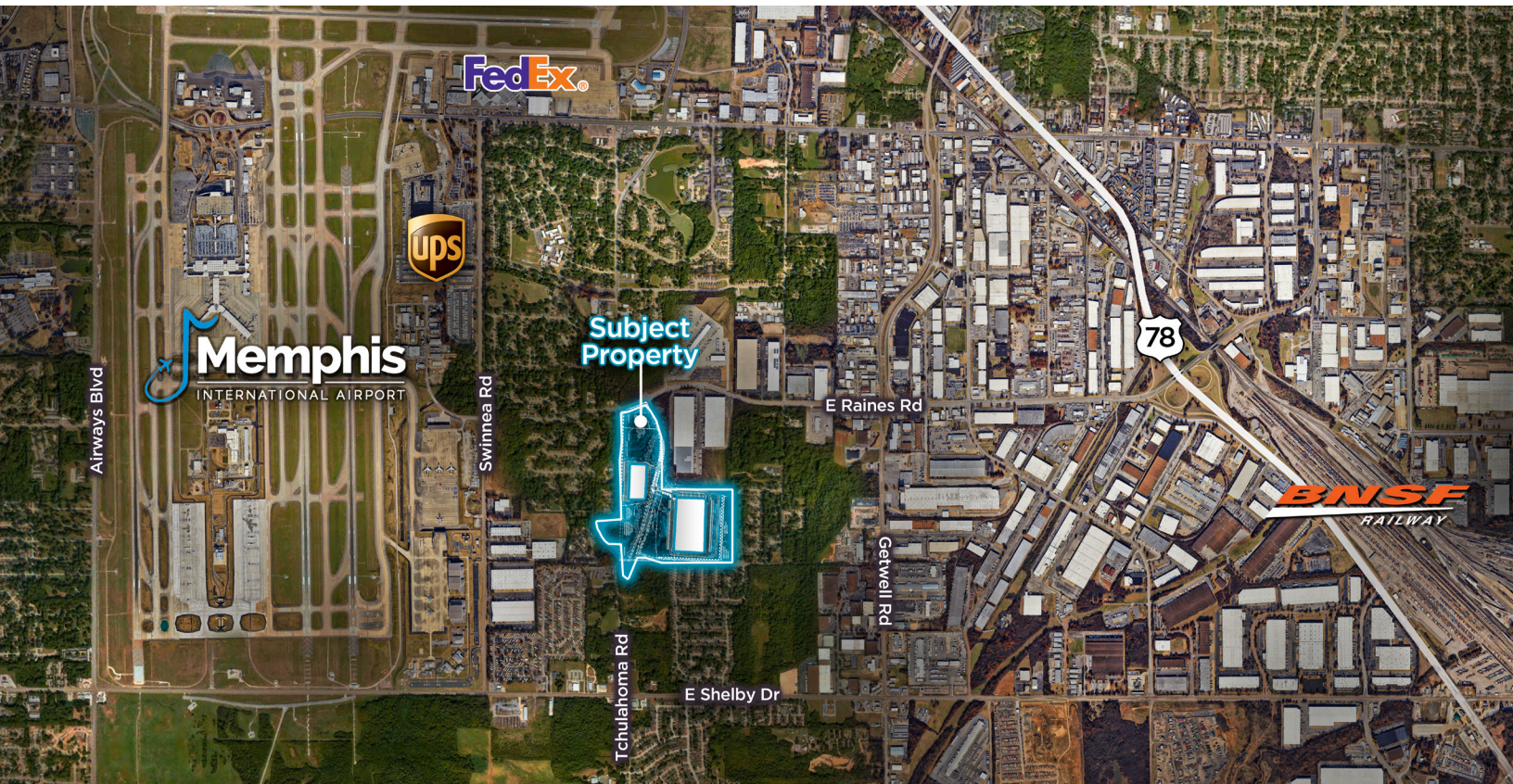
**COMMERCIAL
ADVISORS**

LAND FOR SALE

Unique Industrial Development Site

Centerpoint Industrial Park

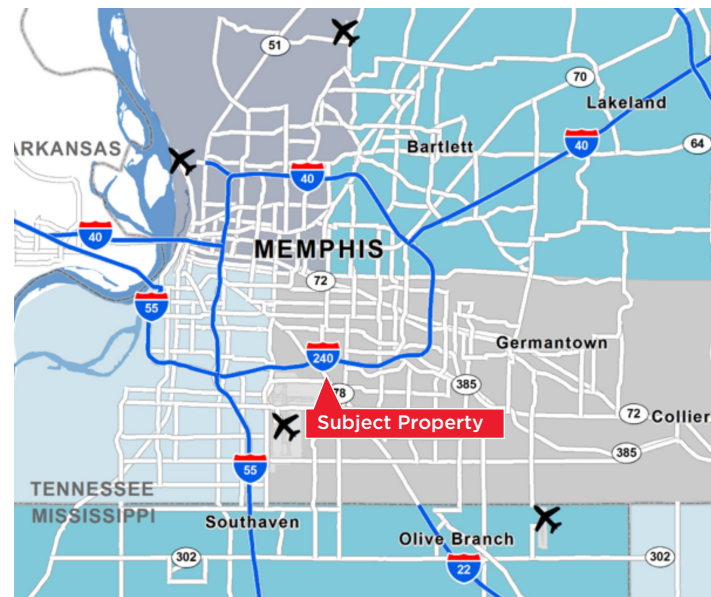
Raines Road & Tchulahoma Road



Unique Industrial Land Available 100+ Acres Available

Property Highlights

- Located in the heart of the Memphis industrial market
- One of the largest bulk industrial sites available in Memphis, TN proper
- Can be demised for smaller buildings
- Less than 3 Miles to Memphis International Airport (FedEx and UPS Hubs)
- Less than 3 Miles to BNSF Intermodal
- Excellent and abundant labor with public transportation



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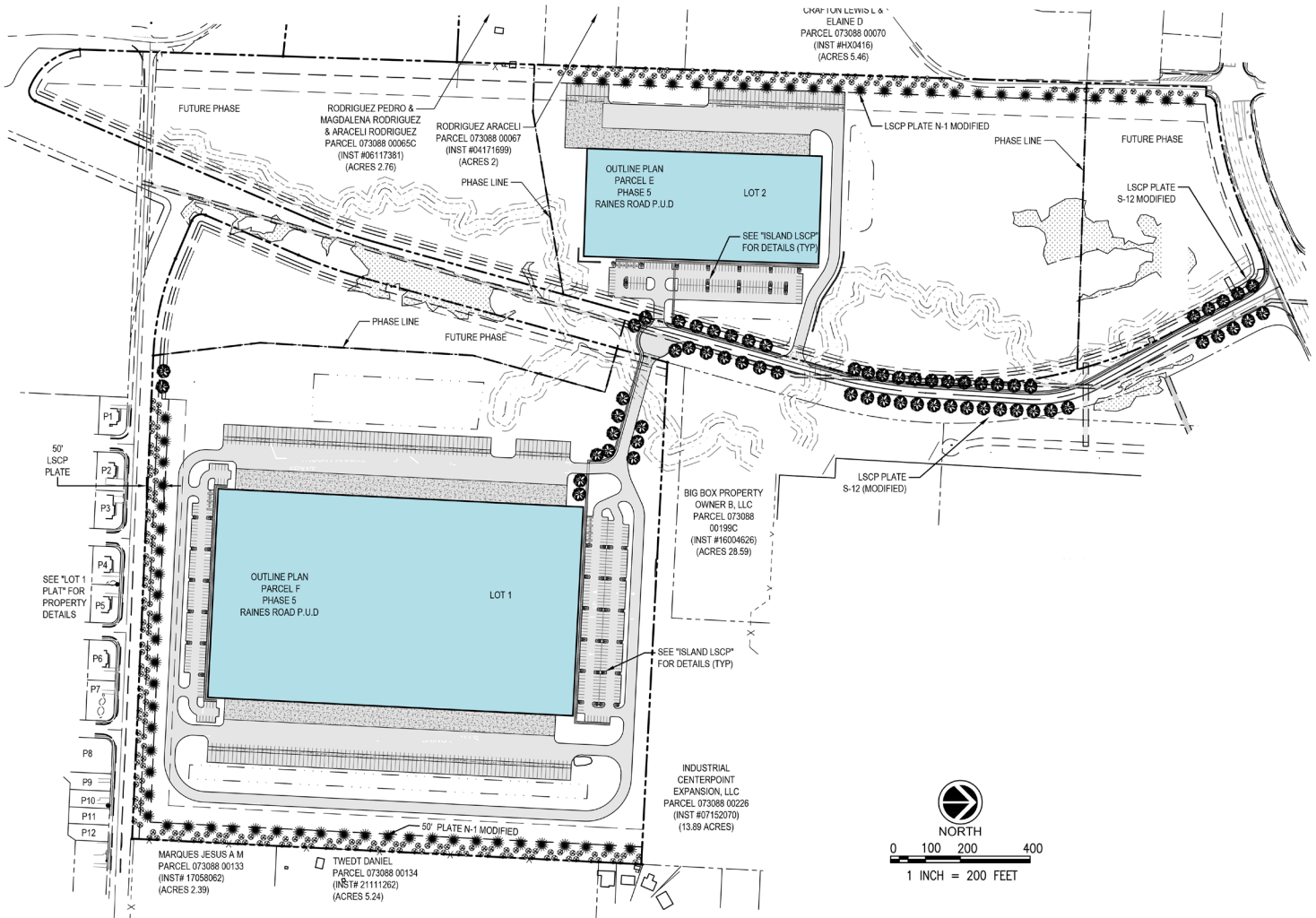
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APPROVED SITE PLAN



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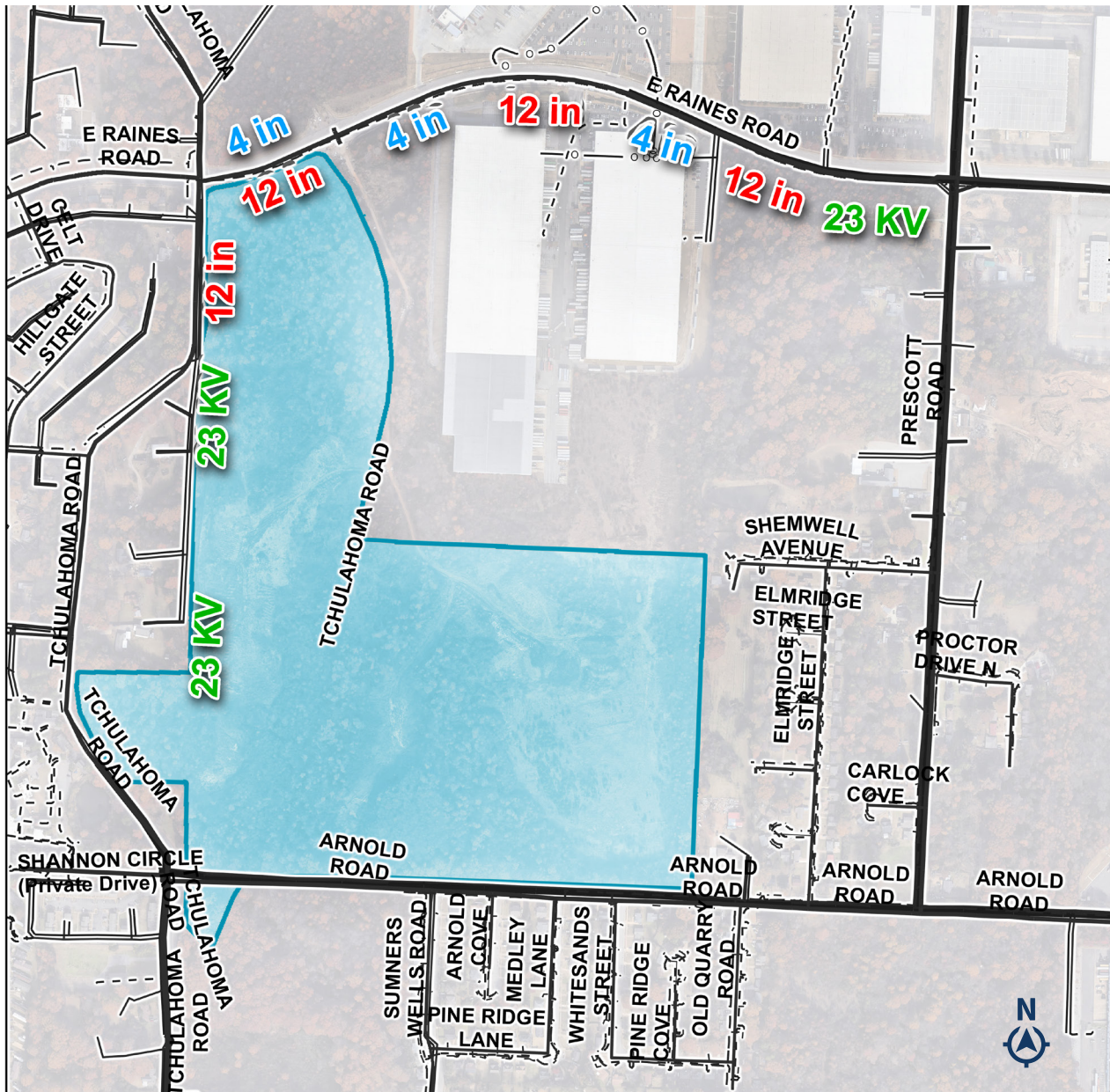
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UTILITIES MAP



- ELECTRIC
- GAS
- WATER

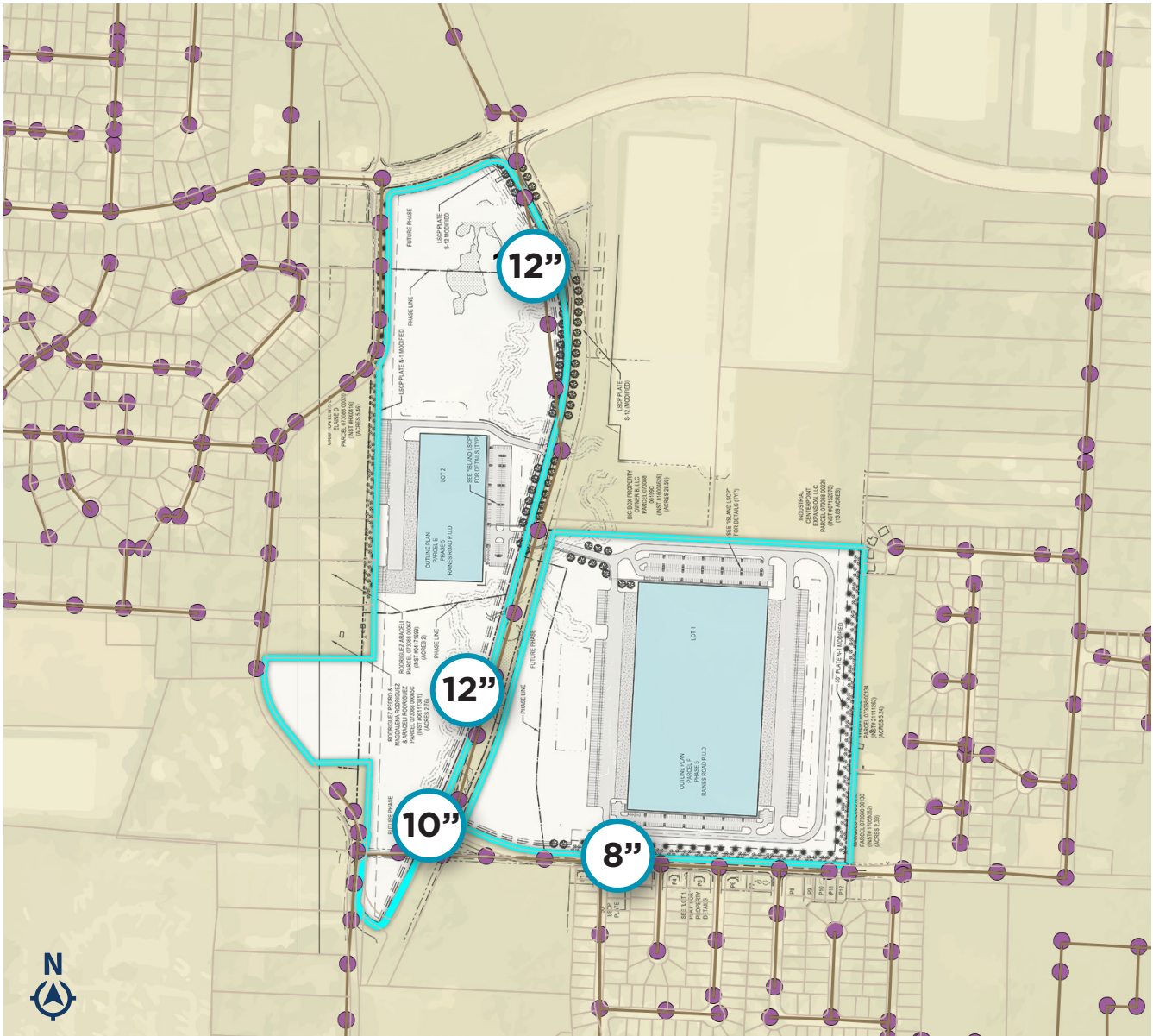
Map created by Memphis Light, Gas and Water
- Land & Mapping on 02/13/2020



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WASTEWATER MAP



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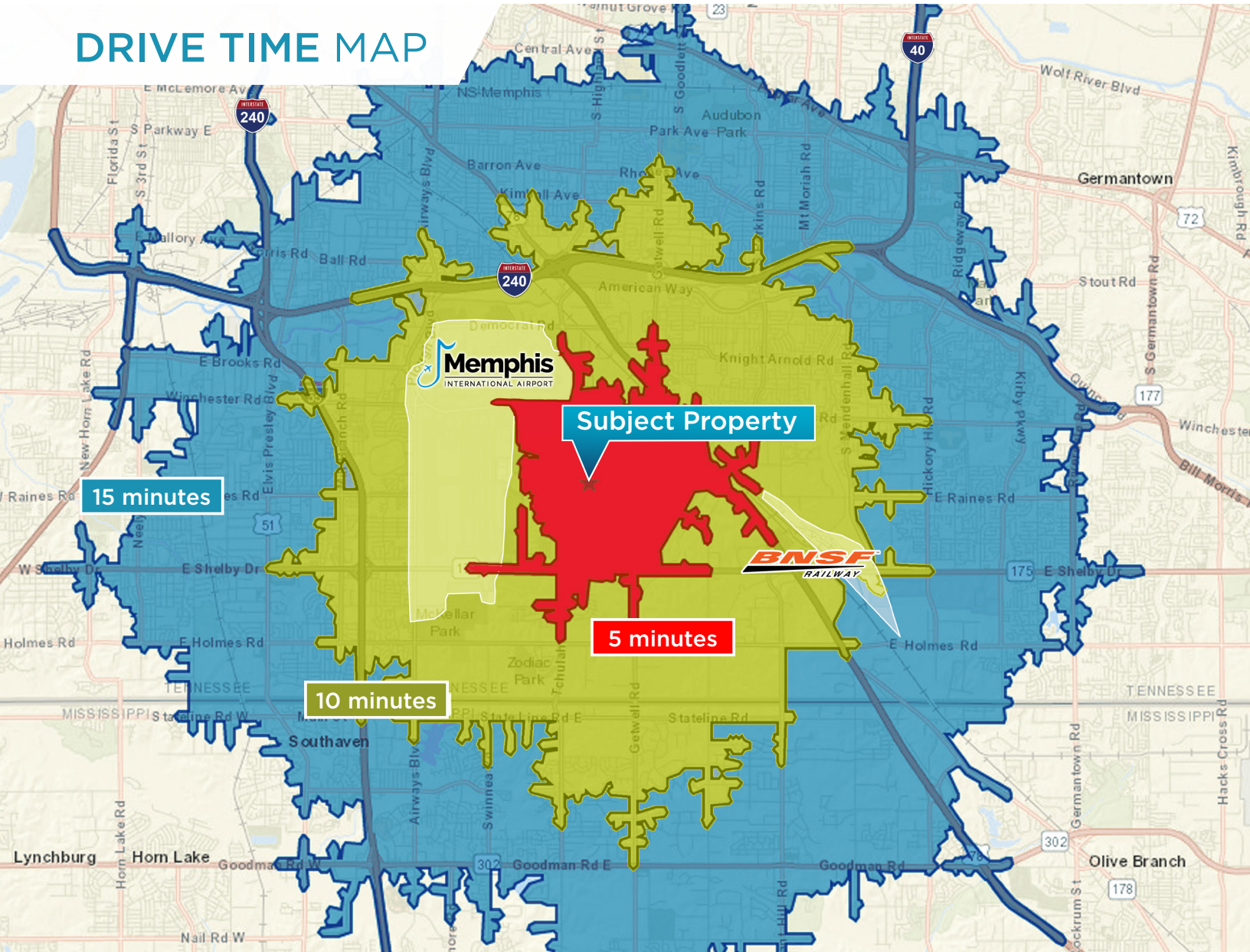
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DRIVE TIME MAP



- 5 MINS
- 10 MINS
- 15 MINS

7 MINS	8 MINS	16 MINS	8 MINS	37 MINS	18 MINS	45 MINS
3 MILES	4 MILES	12 MILES	4 MILES	31 MILES	11 MILES	44 MILES

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PRIME LOCATION



MEMPHIS, TN AMERICA'S DISTRIBUTION CENTER



1st

Largest
Cargo
Airport in
the US



3rd

Busiest
Trucking
Corridor



5

Class 1
Railroads



5th

Largest
Inland
Port in
the US

TENNESSEE INCENTIVES/TAX ADVANTAGES

- With tax abatement, operating expenses are lower than DeSoto County - Southaven and Olive Branch
- Unlike MS, TN has no personal income tax
- Unlike MS, TN has no throwback tax

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