

4481

DISTRIPLEX CV

Memphis, TN 38118



CUSHMAN &
WAKEFIELD



COMMERCIAL
ADVISORS

THE OFFERING

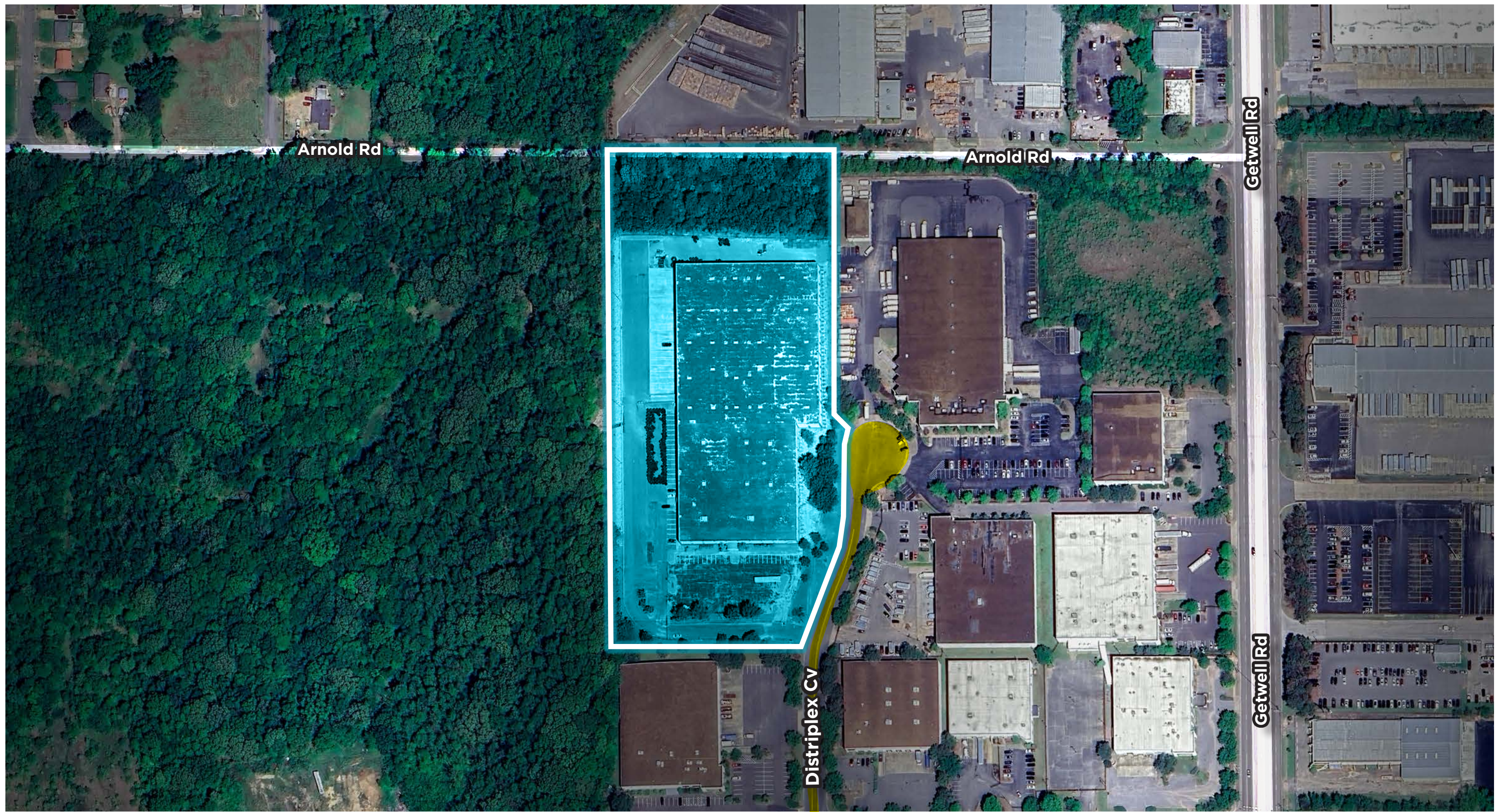
RARE OPPORTUNITY FOR OWNER-OCCUPIER IN STRATEGIC LOCATION

OFFERING SUMMARY

PURCHASE PRICE	\$10,150,000 (\$60 PSF)
SIZE (SF)	169,272
ACRES	10.4
SUBMARKET	Southeast
OCCUPANCY	0% at Sale

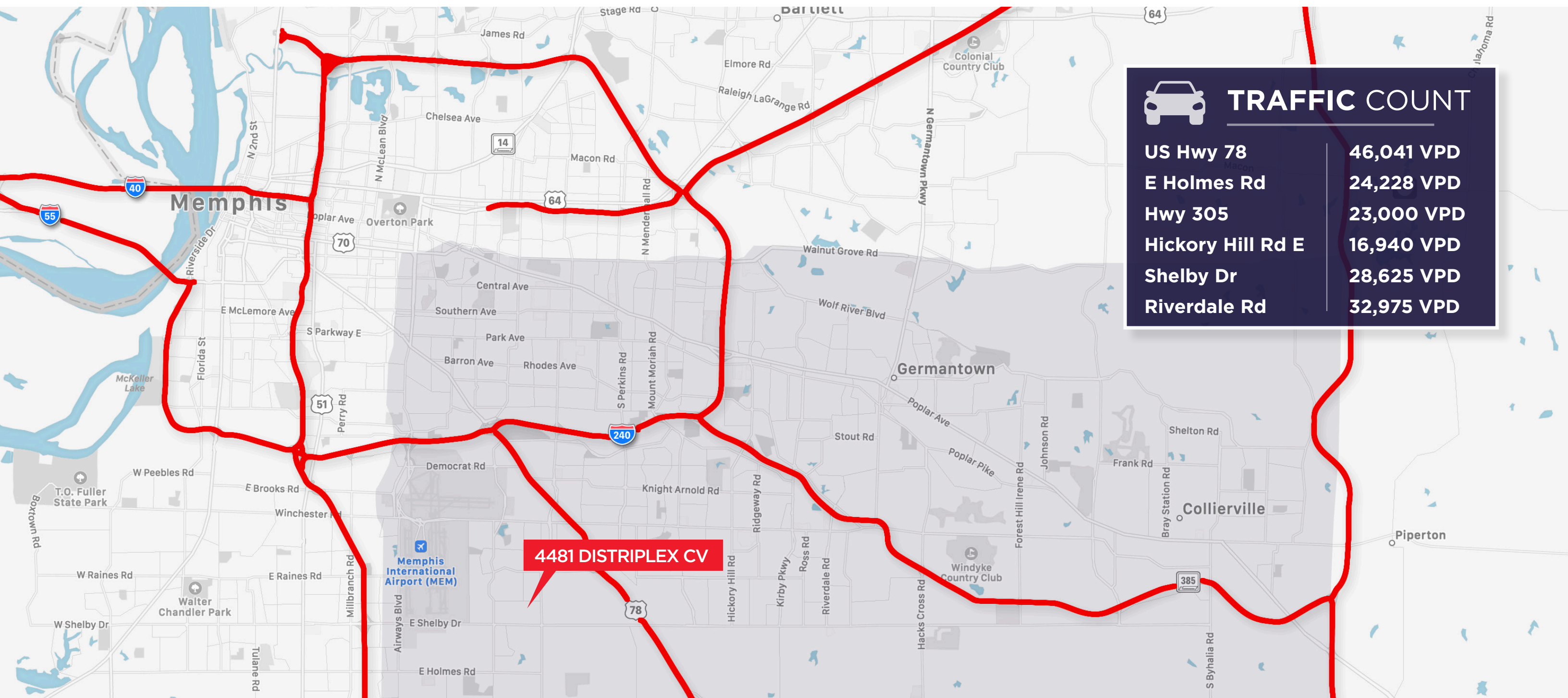


PARCEL OUTLINE - REAR LOAD, SIDE PARK



This aerial map displays a large industrial and commercial district in Memphis, Tennessee. The BNSF Railway is a prominent feature running diagonally through the center. A blue box labeled "Subject Property" is situated near the intersection of E Raines Rd and Arnold Rd. The area is densely packed with various commercial and industrial facilities, many of which are labeled with their respective logos. These include major retailers like Amazon, Walgreens, and Kroger, as well as logistics and distribution centers such as FedEx, XPO Logistics, and McKesson. Other notable companies include Ashley, Williams Sonoma, and BNSF itself. The map also shows several roads, including E Raines Rd, Arnold Rd, E Holmes Rd, and State Line Rd, as well as the Mississippi River to the west.

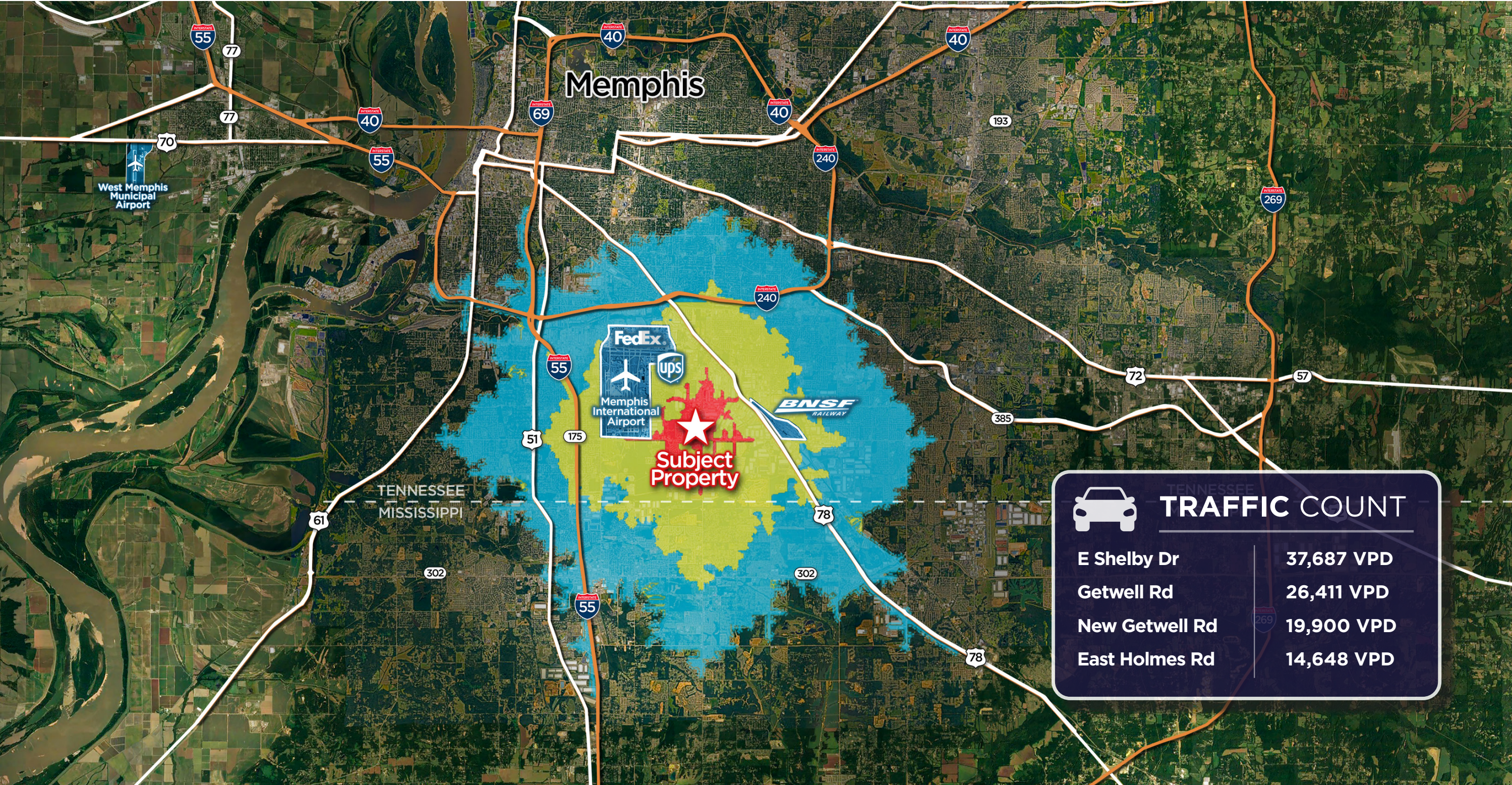
SOUTHEAST SUBMARKET - INDUSTRIAL CONNECTIVITY



STRONG INDUSTRIAL SUBMARKET FUNDAMENTALS

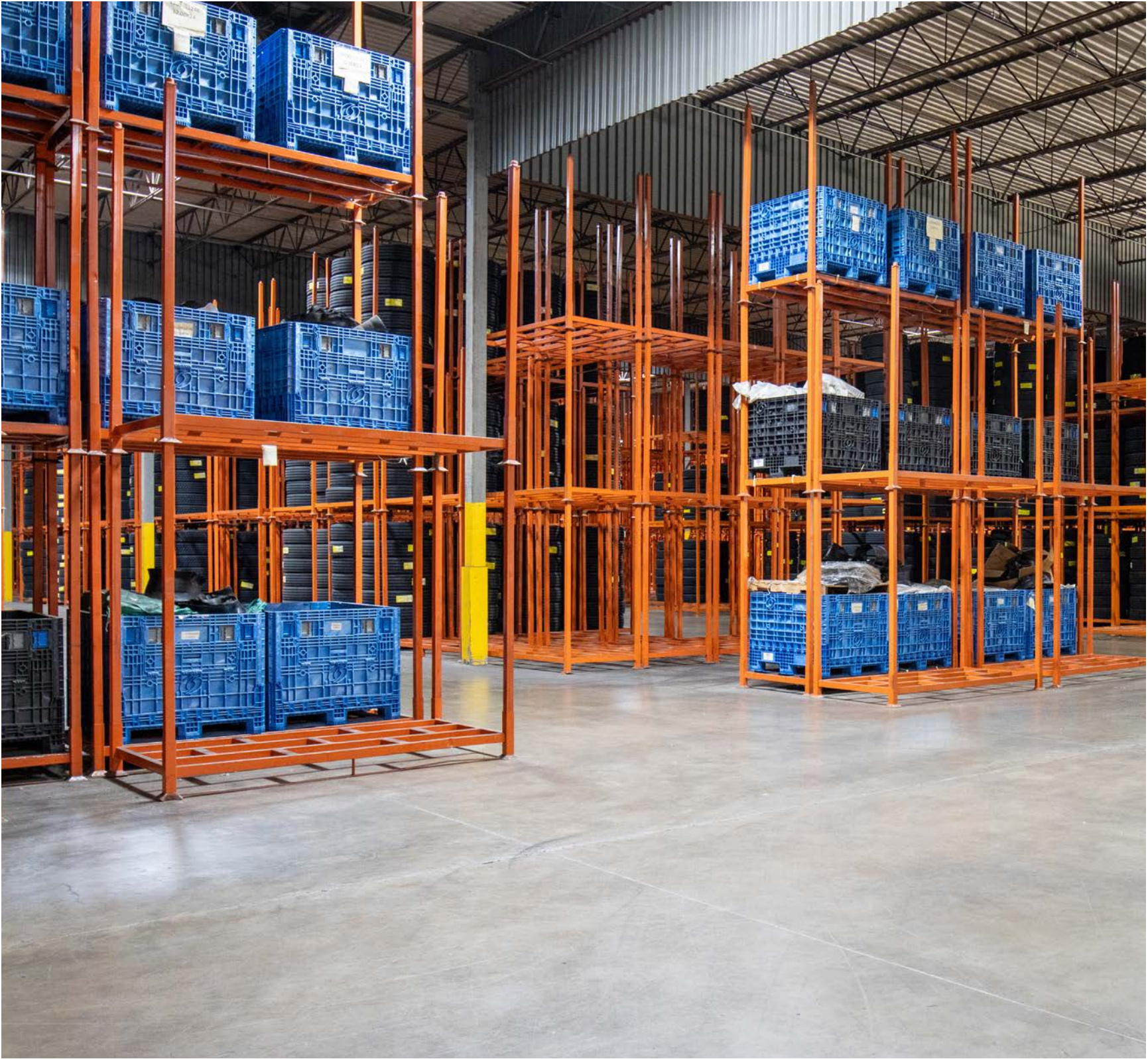
The Southeast Submarket is a dominant submarket in the Mid-South and is home to the BNSF Intermodal Facility. Its strategic location provides easy access to major highways like I-55, I-240, and I-40.

DRIVE TIME MAP - ACCESSIBLE TO MAJOR THOROUGHFARES



PROPERTY SPECS – FUNCTIONAL BUILDING

Tax Parcel ID	073102 00129
Building Class	B
Building Size (SF)	169,272
Acres	10.4
Zoning	EMP
Year Built	1994
Roof	Built-Up Roof (BUR) with gravel surfacing
Lighting	LED
HVAC	Fully air conditioned office; heated warehouse
Parking Spaces	55
Clear Height	22'
Columns	47' x 47'
Dock-High Doors	14
Drive-In Doors	1
Fire Protection (Sprinkler System)	ESFR



PROPERTY HIGHLIGHTS - IDEAL FOR OWNER-OCCUPIER



4481 DISTRIPLEX CV MEMPHIS, TN 38118

- Functional Building: Rear Load, Side Park
- Outdoor Storage on both North and South
- Enhanced Security including Entrance Gate
- Existing ESFR Sprinkler System
- Replaced Roof (2017)
- 14 Functional docks with equipment (1 Drive-in)
- Midpoint Location between Airport and BNSF Intermodal Facility
- Midpoint Location between I-55 and I-78
- Accessible to Getwell and Shelby, to major Memphis thoroughfares

MEMPHIS OVERVIEW

MEMPHIS: AMERICA'S DISTRIBUTION CENTER

Located on the banks of the Mississippi River in the southwestern corner of Tennessee, Memphis is the centerpiece of the “Mid-South”, a region with exceptional logistical connectivity within the U.S. The Memphis MSA is a ten-county area which encompasses portions of southwest Tennessee, northern Mississippi, and eastern Arkansas. With an estimated population of 1,346,500 and a workforce of approximately 652,000, Memphis offers a diverse, robust economic climate which is extremely attractive to both corporations and employees alike. Memphis is a critical distribution and logistics hub fueled by the FedEx World HQ and Superhub (35,000 employed locally) and is home to three Fortune 500 companies (FedEx, AutoZone, International Paper). Memphis is often referred to as America's Distribution Center, strengthened by major operations for UPS and USPS, and is uniquely positioned to provide the most cost-effective distribution and logistics services in the country. This major river port and air/rail hub at the crossroads of I-40, I-55, and I-22 offers superior transportation advantages.

Advanced healthcare and educational facilities also drive the local economy. Both are anchored by the massive 14,000-acre downtown Memphis Medical Center district. More than 40,000 are employed in this district and 10,000 students attend universities in the area. Rapid advancements in biomedical research have positioned the medical center for growth. Expansions to its existing facilities are generating additional demand for housing and amenities. Memphis was ranked as the #1 “Logistics Leader” in the country and was ranked 2nd globally by Business Facilities magazine in 2017. In November 2021, St. Jude completed a historic \$412 million, 625,000 SF expansion to their Downtown campus, bringing together a “powerful combination of talent and technology in a space designed to propel discovery.”



MAJOR ECONOMIC GROWTH

FedEx Corporation moved their global headquarters to Memphis in 1973, and has drawn several top logistics and distribution operations to the area. The proximity of the company's Superhub at Memphis International Airport guarantees some of the latest drop-off times for overnight delivery in the county.

St. Jude Children's Research Hospital was founded in 1962 and continues a \$7 billion expansion project. This includes \$1 billion in construction costs along with the addition of more than 1,000 new jobs. St. Jude's expansions are not set to end anytime soon; the hospital has plans for further expansions.

FedEx



**St. Jude Children's
Research Hospital**

MEMPHIS OVERVIEW



TRANSPORTATION INFRASTRUCTURE

- » Seven federal highways and three interstates (I-55, I-40 and I-69) traverse Memphis, while I-240 encircles the city. I-22 stretches south, connecting Memphis to northern Mississippi and serving as an expressway down to Birmingham. Highway 78 (Lamar Ave) is currently undergoing Phase One to widen from four lanes to six and upgrade existing intersections into new interchanges. The \$250 million project will revolutionize the primary corridor of the Memphis industrial market.
- » The Port of Memphis is the largest still-water harbor on the Mississippi River. The Port is the national leader in inland foreign import tonnage and the 4th largest inland port in the U.S. overall.
- » Memphis is one of only four U.S. cities served by over 80% of Class I rail systems. Canadian National Railroad recently completed a \$100 million expansion to its Memphis classification yard, making it the second largest classification yard in the U.S.
- » Phase One of the Regional Rail Program (MATATRAC) has commenced, and Amtrak serves national rail travelers.



MEMPHIS INTERNATIONAL AIRPORT

- » Memphis International Airport (MEM) again has ranked as the world's second busiest cargo airport behind Hong Kong International (HKG) after regaining the title as worlds busiest in 2020. MEM's cargo throughput remained steady at 4.5 million tons in 2021, according to preliminary figures released by Airports Council International.
- » The presence of FedEx makes MEM and FedEx major drivers of the local economy, and, thanks to the massive domestic and international operations of FedEx, Memphis is the largest air-cargo airport in the U.S. The airport generates over \$28 billion for the region's economy and more than 200,000 local jobs are airport-related.
- » FedEx's \$1.5 billion dollar hub modernization and expansion and UPS's \$216 million hub expansion should continue to propel MEM forward.



CRITICAL RAIL NETWORK CONNECTION

- » Memphis is one of four U.S. cities served by over 80% of the nation's Class 1 rail systems. It handles over \$550 billion of domestic and international freight annually and is ranked third in total freight value and fourth in tonnage (1.6 million total container capacity).
- » The recent \$200 million BNSF intermodal expansion will allow for over 1 million lifts annually, doubling lift capacity and greatly improving efficiency.



#1 NATIONAL LEADER

In Business Facilities’ 19th Annual Rankings Report Memphis, TN was named #1 Logistics Leader and #1 Most Affordable larger metro in the nation

For places to move goods, Memphis, TN shows a repeat performance as the top ranked metro in the magazine’s Logistics Leaders ranking. This ranking considers all forms of transportation logistics, including shipping by air, rail, water, and highway.

Memphis International Airport, home to the global FedEx hub, is the busiest cargo airport in the U.S. for 2022, handling four million metric tons of cargo, according to the Airports Council International’s annual tally. Memphis is one of only four U.S. cities to be served by five Class I railroads, and it is home to the fifth largest inland port in the U.S.



LOGISTICS LEADERS	
1	Memphis, TN
2	New Orleans, LA
3	Louisville, KY
4	Chicago, IL
5	Moreno Valley, CA
6	Hampton Roads, VA
7	Jacksonville, FL
8	Dallas-Fort Worth, TX
9	Nashville, TN
10	Columbus, OH

MOST AFFORDABLE CITIES (OVER 500K POP.)	
1	Memphis, TN
2	El Paso, TX
3	Oklahoma City, OK
4	Milwaukee, WI
5	Kansas City, MO
6	Detroit, MI
7	Greenville, SC
8	Knoxville, TN
9	Albuquerque, NM
10	Tucson, AZ

source: [businessfacilities.com](https://www.businessfacilities.com)

THRIVING MEMPHIS INDUSTRIAL MARKET

\$2.34 BILLION
LOGISTICS INFRASTRUCTURE
INVESTMENTS SINCE 2010

AIRPORT LOGISTICS

FEDEX LOGISTICS	\$1.45 BILLION
UPS	\$216 MILLION
AIRPORT TOTAL	\$1.7 BILLION

RAILWAY LOGISTICS

BNSF	\$200 MILLION
CANADIAN NATIONAL RAILWAY	\$100 MILLION
NORFOLK SOUTHERN	\$129 MILLION
RAILWAY TOTAL	\$429 MILLION

TRUCKING LOGISTICS

TENNESSEE DOT	\$245 MILLION
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OFFERING MEMORANDUM

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In this Broker Opinion of Value, certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

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