

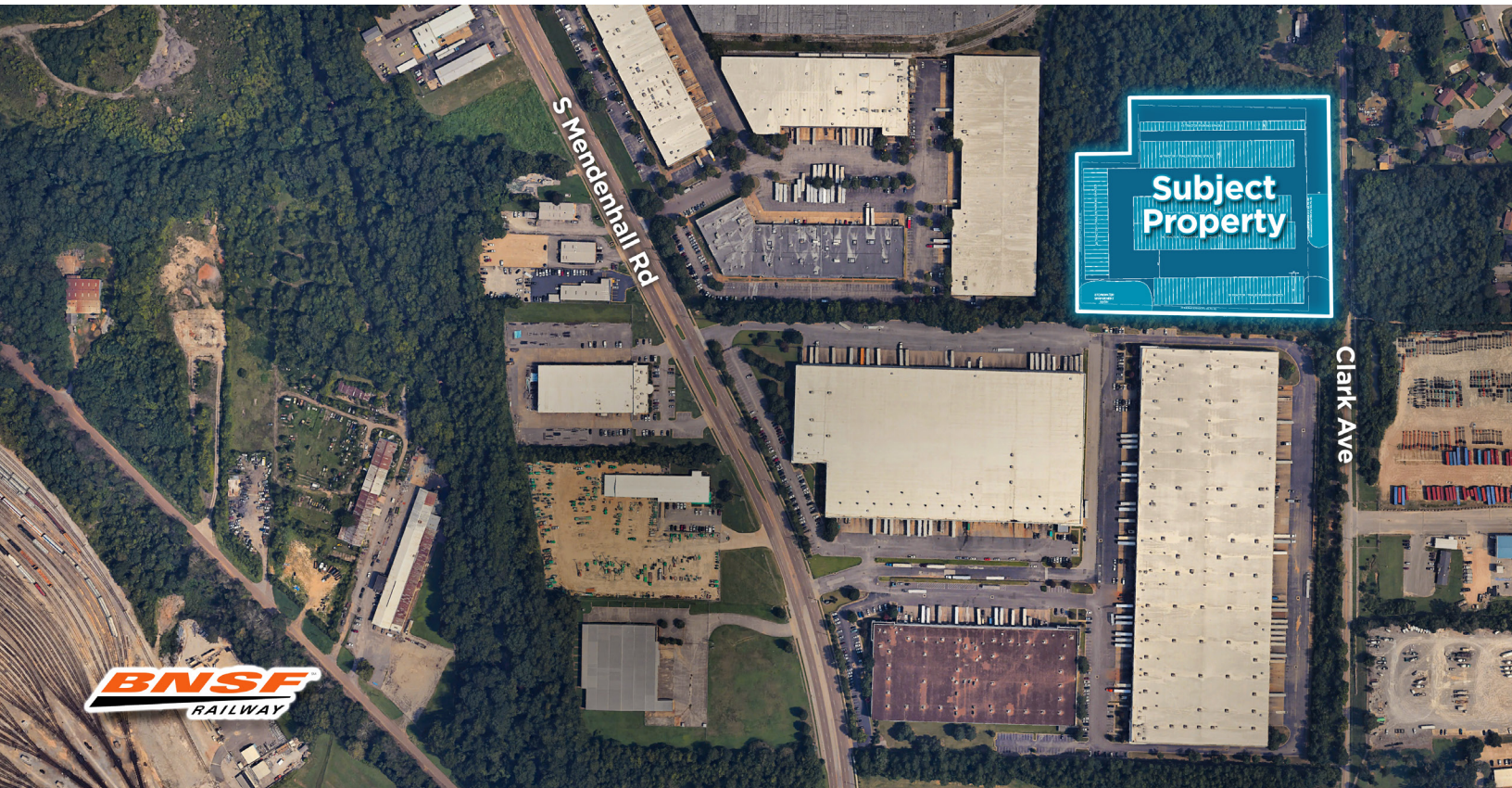
LEASING OPPORTUNITY

BUILD-TO-SUIT INDUSTRIAL OUTDOOR STORAGE FACILITY

SOUTHEAST SUBMARKET



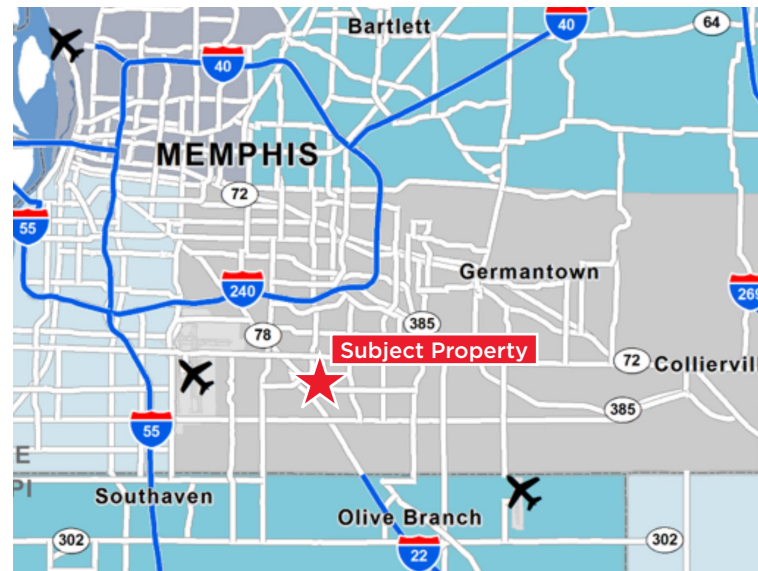
4429-4439 Clark Ave | Memphis, TN 38141



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



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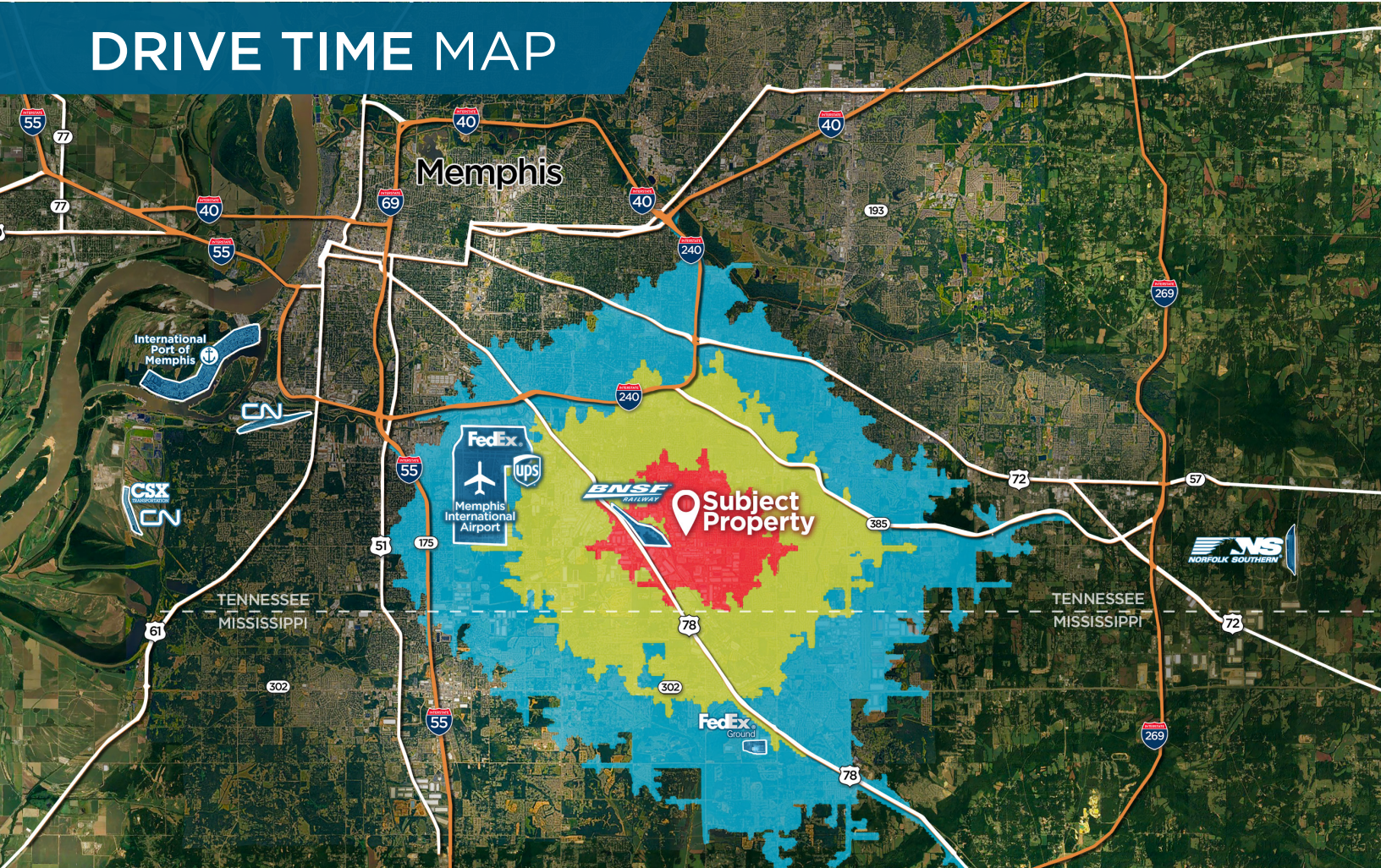
SOUTHEAST SUBMARKET



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■ 5 MINS ■ 10 MINS ■ 15 MINS

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)



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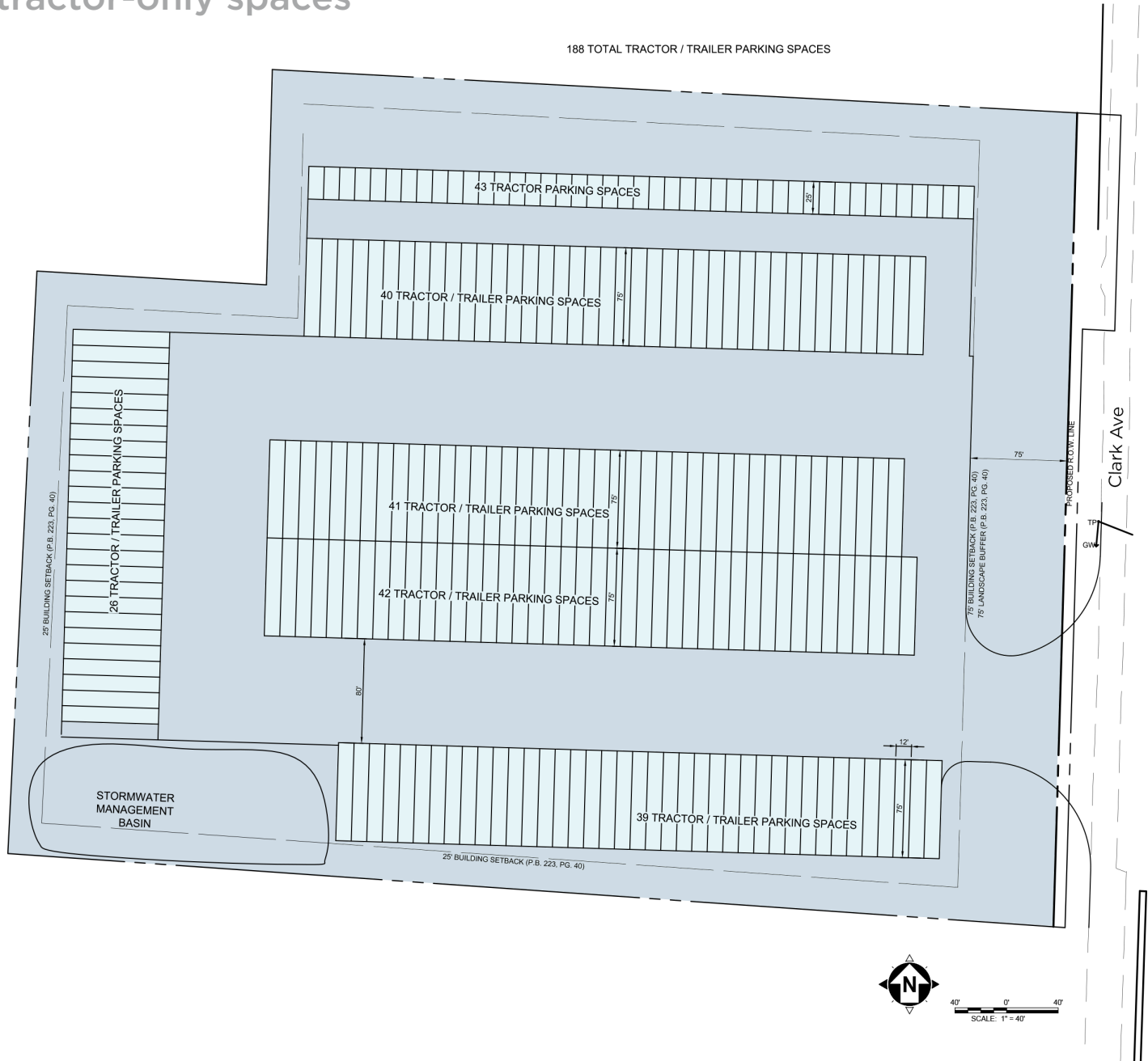
BUILD-TO-SUIT INDUSTRIAL OUTDOOR STORAGE FACILITY



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SAMPLE SITE PLAN

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



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CUSHMAN &
WAKEFIELD



COMMERCIAL
ADVISORS

4429-4439 Clark Ave | Memphis, TN 38141

PRIME LOCATION

NATIONAL DRIVE TIME

1-DAY DRIVE

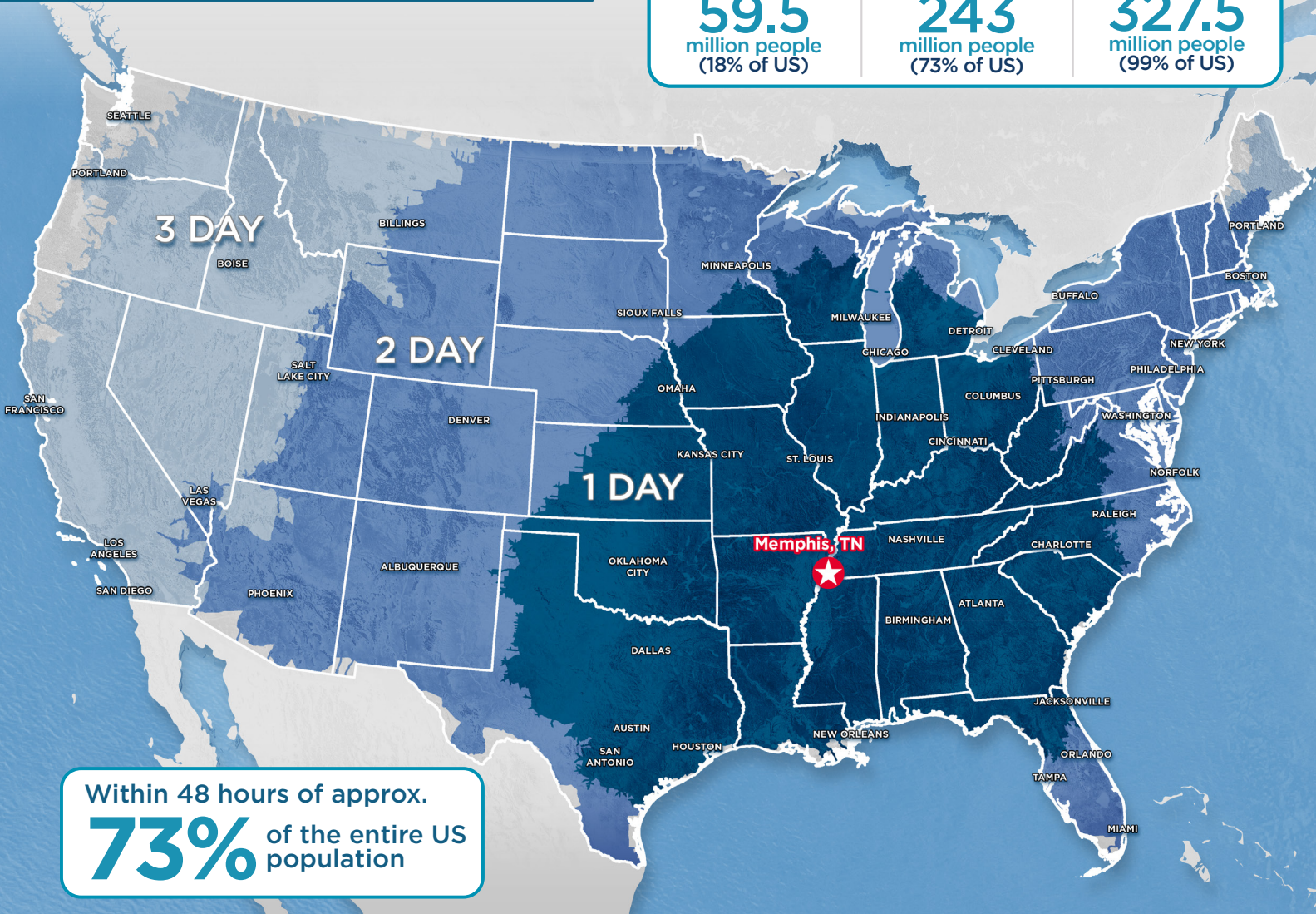
59.5
million people
(18% of US)

2-DAY DRIVE

243
million people
(73% of US)

3-DAY DRIVE

327.5
million people
(99% of US)



Within 48 hours of approx.

73% of the entire US population

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2nd

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Airport in
the World



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