



CUSHMAN &
WAKEFIELD



COMMERCIAL
ADVISORS



MEMPHIS STATELINE

5501 TCHULAHOMA RD | MEMPHIS, TN 38118

AVAILABLE
70.5 ACRES



70.5 ACRES AVAILABLE PROPERTY EVALUATION

Land Condition:	Wooded; Previously Undeveloped
Utilities:	All Utilities Available at Site including heavy-duty 24" Natural Gas Pipeline & 161 kV Electric Transmission Line
Due Diligence Documentation:	Phase I ESA, Geotech, Clear Title, Wetland Mitigation
Entitlement Status:	Fully Entitled
Site Plan Status:	Not Submitted
Estimated Time to Rough Grade:	60 Days



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SITE PLAN



LAND DETAILS

Topography / Elevation	Moderate / Timbered
Flood Risk	Minimal
Floodplain Area	100-year & 500-year
Wetlands	None

KEY

- 24" Natural Gas Pipeline
- 161kV Electric Transmission Line



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PROPOSED SITE PLAN

ONE BUILDING OPTION



SF	1,015,740 ± SF
Configuration	Cross Dock
Dimensions/Columns	56' x 52.5' (typical) - 75' speed bays
Clear Height	40' at first column line
Construction	Concrete tilt-wall
Slab	7" 4,000 psi - Reinforced speed bays
Roof	45 mil TPO single ply - R-25 insulation (15-year warranty)
Dock Positions	196 ± standard 9'x10' @ each building 4 oversized 14' x 16' drive-in doors @ each building (4 ramps)
Dock Equipment	Standard uninsulated door with Vision Lite Z-Guards for Overhead Doors - Bullnose Canopy
Truck Courts	195' deep - 60' concrete apron 10' concrete dolly pad - Balance heavy duty asphalt
Trailer Parking	267 ± spaces

Auto Parking	461 ± spaces
Office/Storefront	1 Corner Entry Feature
Clerestory	KOs 1 per bay (typical)
Paint	Exterior: 3 color textured/Interior: None
Fire Protection	ESFR
Interior Lighting	Code minimum LED (trip protection)
Exterior Lighting	LED Site Lighting
Air Changes	Code Minimum - KOs for future equipment
Heating/Gas	Cambridge (or equivalent) units - Freeze protection Provider: MLGW
Electric	2,000 AMP Services @ each building Provider: MLGW
Water/Sewer	Water: 2" domestic line to building (terminated inside) - Sewer: Three 6" sewer laterals evenly spaced across depth of building. - Provider (Water): MLGW - Provider (Sewer): City of Memphis

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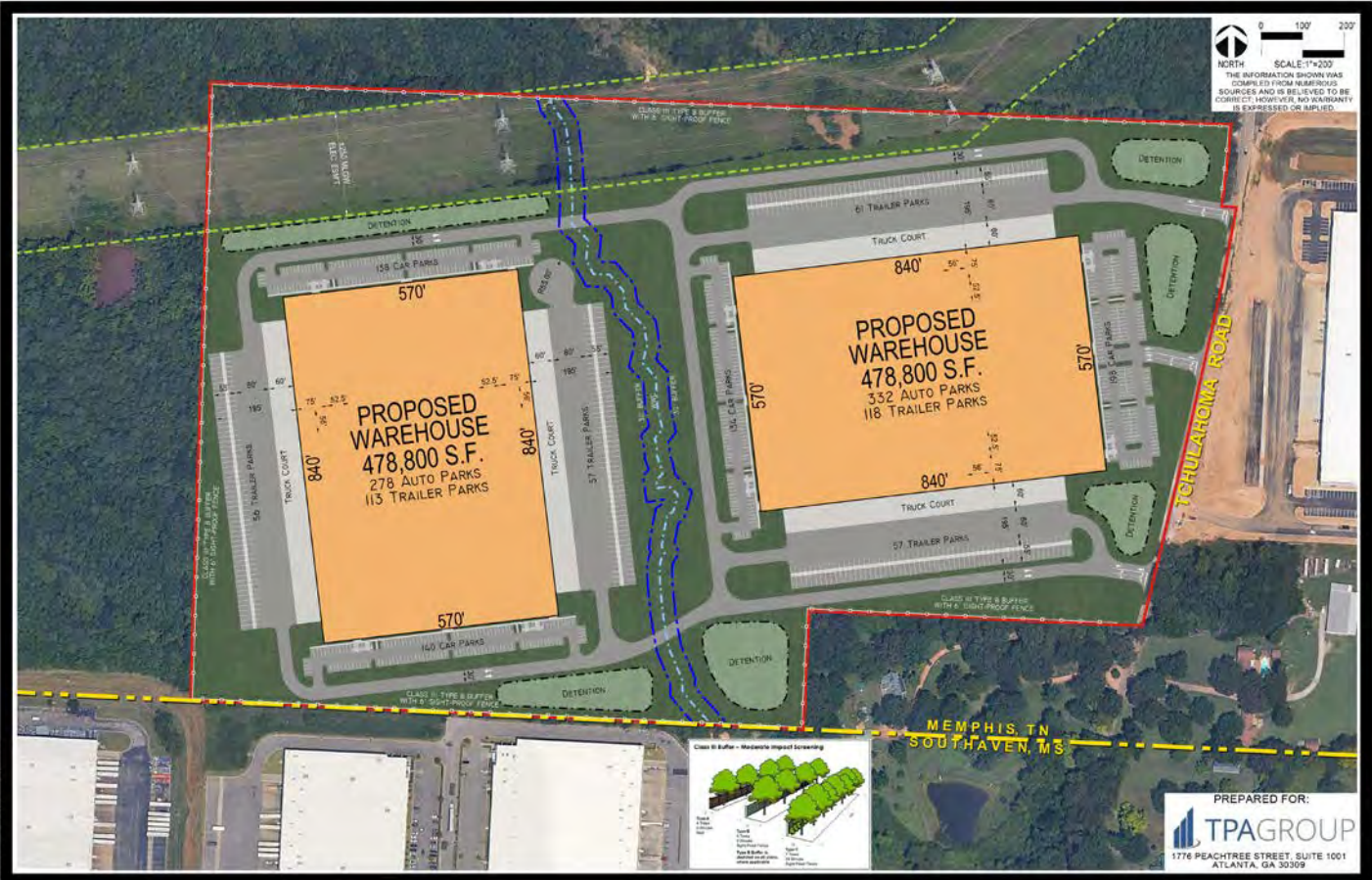
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PROPOSED SITE PLAN

TWO BUILDING OPTION



SF	478,800 ± SF
Configuration	Cross Dock
Dimensions/Columns	56' x 52.5' (typical) - 75' speed bays
Clear Height	40' at first column line
Construction	Concrete tilt-wall
Slab	7" 4,000 psi - Reinforced speed bays
Roof	45 mil TPO single ply - R-25 insulation (15-year warranty)
Dock Positions	84 ± standard 9'x10' @ each building 4 oversized 14' x 16' drive-in doors @ each building (4 ramps)
Dock Equipment	Standard uninsulated door with Vision Lite Z-Guards for Overhead Doors - Bullnose Canopy
Truck Courts	195' deep - 60' concrete apron 10' concrete dolly pad - Balance heavy duty asphalt
Trailer Parking	113 ± spaces (Building A) 118 ± spaces (Building B)

Auto Parking	278 ± spaces (Building A) 332 ± spaces (Building B)
Office/Storefront	1 Corner Entry Feature
Clerestory	KOs 1 per bay (typical)
Paint	Exterior: 3 color textured/Interior: None
Fire Protection	ESFR
Interior Lighting	Code minimum LED (trip protection)
Exterior Lighting	LED Site Lighting
Air Changes	Code Minimum - KOs for future equipment
Heating/Gas	Cambridge (or equivalent) units - Freeze protection Provider: MLGW
Electric	2,000 AMP Services @ each building Provider: MLGW
Water/Sewer	Water: 2" domestic line to building (terminated inside) - Sewer: Three 6" sewer laterals evenly spaced across depth of building. - Provider (Water): MLGW - Provider (Sewer): City of Memphis

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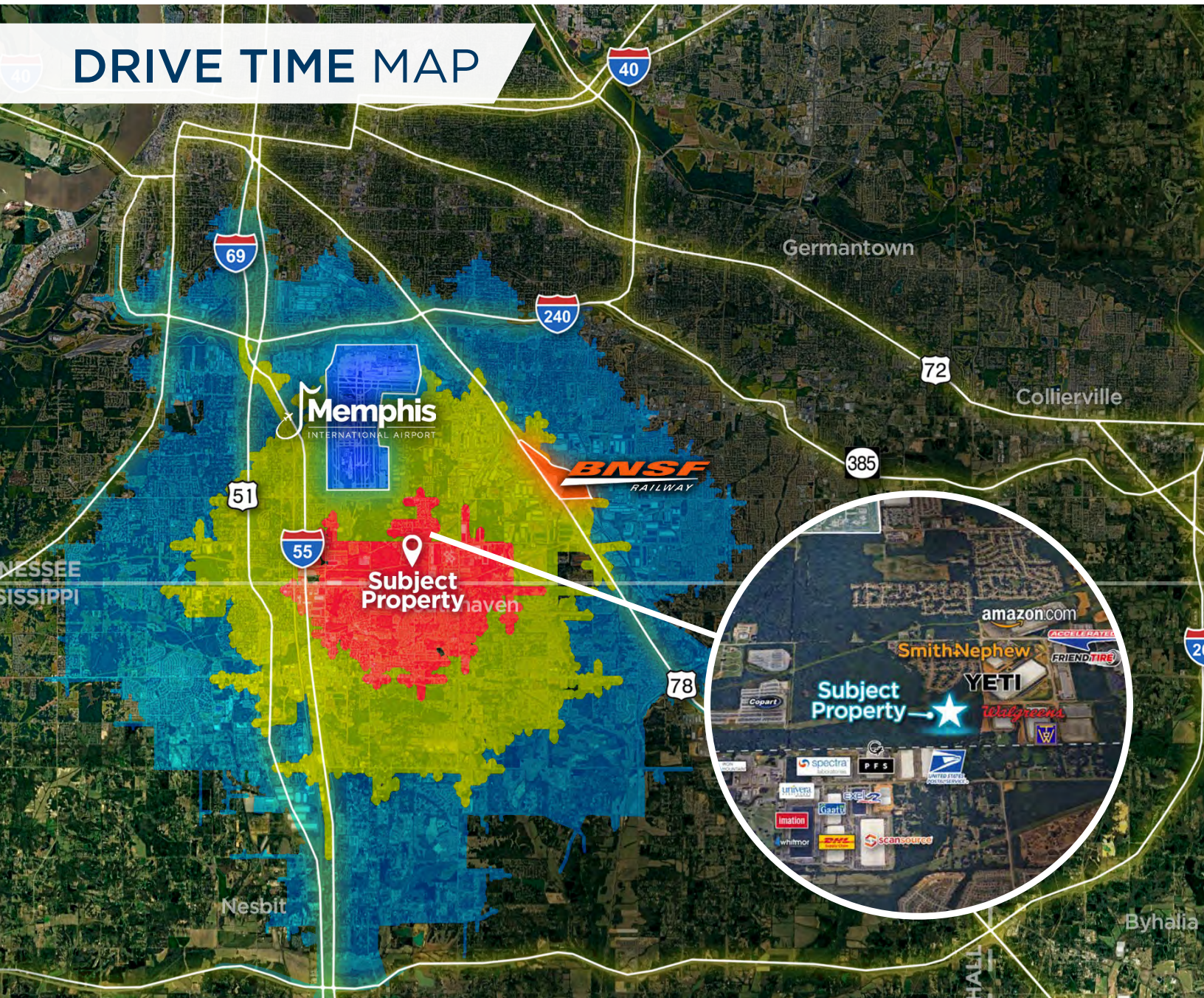
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DRIVE TIME MAP



- 5 MINS
- 10 MINS
- 15 MINS

 Ford's \$5.6 Billion Blue Oval City						
48 MILES	19 MILES	4 MILES	27 MILES	7 MILES	6 MILES	11 MILES
54 MINS	29 MINS	7 MINS	44 MINS	13 MINS	14 MINS	22 MINS

owner
TPAGROUP

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MEMPHIS, TENNESSEE TAX INCENTIVES

SUMMARY OF ECONOMIC DEVELOPMENT INCENTIVES

INVENTORY TAX CREDIT



INVENTORY >\$30 MM

Finished goods inventory in excess of \$30 million may be excluded from the Tennessee franchise tax calculation.

REAL PROPERTY & PERSONAL PROPERTY TAXES



UP TO 15 YEARS

A payment in lieu of taxes program (PILOT) is offered by the city and county for projects with high capital investment & job creation. The PILOT term could extend up to 15 years.

TRAINING & WORKFORCE DEVELOPMENT



TRAINING GRANTS

Various programs & grants are available to assist new and expanding companies with recruitment, screening, hiring, & job training.

JOB TAX CREDIT



JOB TAX CREDIT

A company investing \$500,000 & creating 25 net new jobs in a 36 month period can claim a Job Tax Credit of \$4,500 per job to offset up to 50% of the combined franchise and excise (F&E) tax. Unused credits can be carried forward for 15 years. Additional Annual Job Tax Credits are available for designated Tier 2 & Tier 3 enhancement counties.

UTILITY INCENTIVES



DISCOUNTS

The Tennessee Valley Authority (TVA) & local utility companies offer discounts on telephone & electric rates to companies. Programs are also available for incentives for installation & use of energy efficient equipment.

INDUSTRIAL MACHINERY TAX CREDIT



1%

A credit of 1% to 10% for the purchase, third party installation & repair of qualified industrial machinery. This credit may be used to offset up to 50% of the company's F&E liability.

OTHER



GRANT|LOAN

Grant and Loan Programs are available through the Tennessee Economic Development Commission to benefit communities & enhance economic development.

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