



CUSHMAN &
WAKEFIELD



COMMERCIAL
ADVISORS



RIDGELINE
PROPERTY GROUP

DEVELOPMENT OPPORTUNITY

I-269 Logistics Center



**PROPOSED
BUILDING**

Industrial Build-to-Suit or Land for Sale 100,000 - 1,744,000 SF

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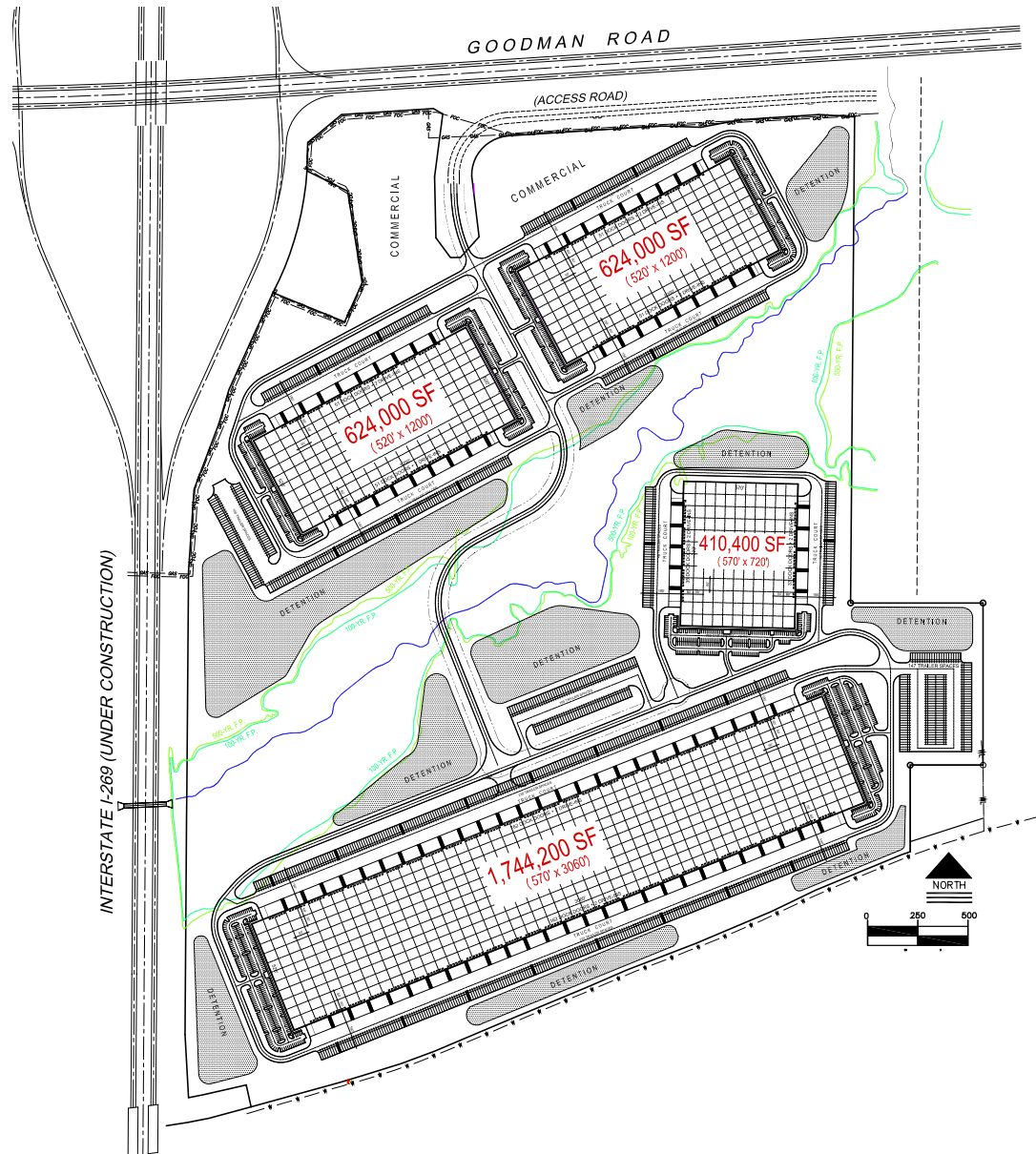


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Proposed Property Highlights

- Ceiling height of 32' - 36'
- Bay size of 50' x 54'
- Running bays of 60'
- High efficiency T-5 light fixtures
- 7" floor of 4,000 PSI unreinforced concrete
- ESFR sprinkler
- Up to 60 dock doors on loading dock, 2 drive-in doors
- 5 +/- Acre site available as additional area for up to 127 trailer positions
- Available 5 +/- months from lease execution
- Foreign trade zone eligibility

Concept Site Plan



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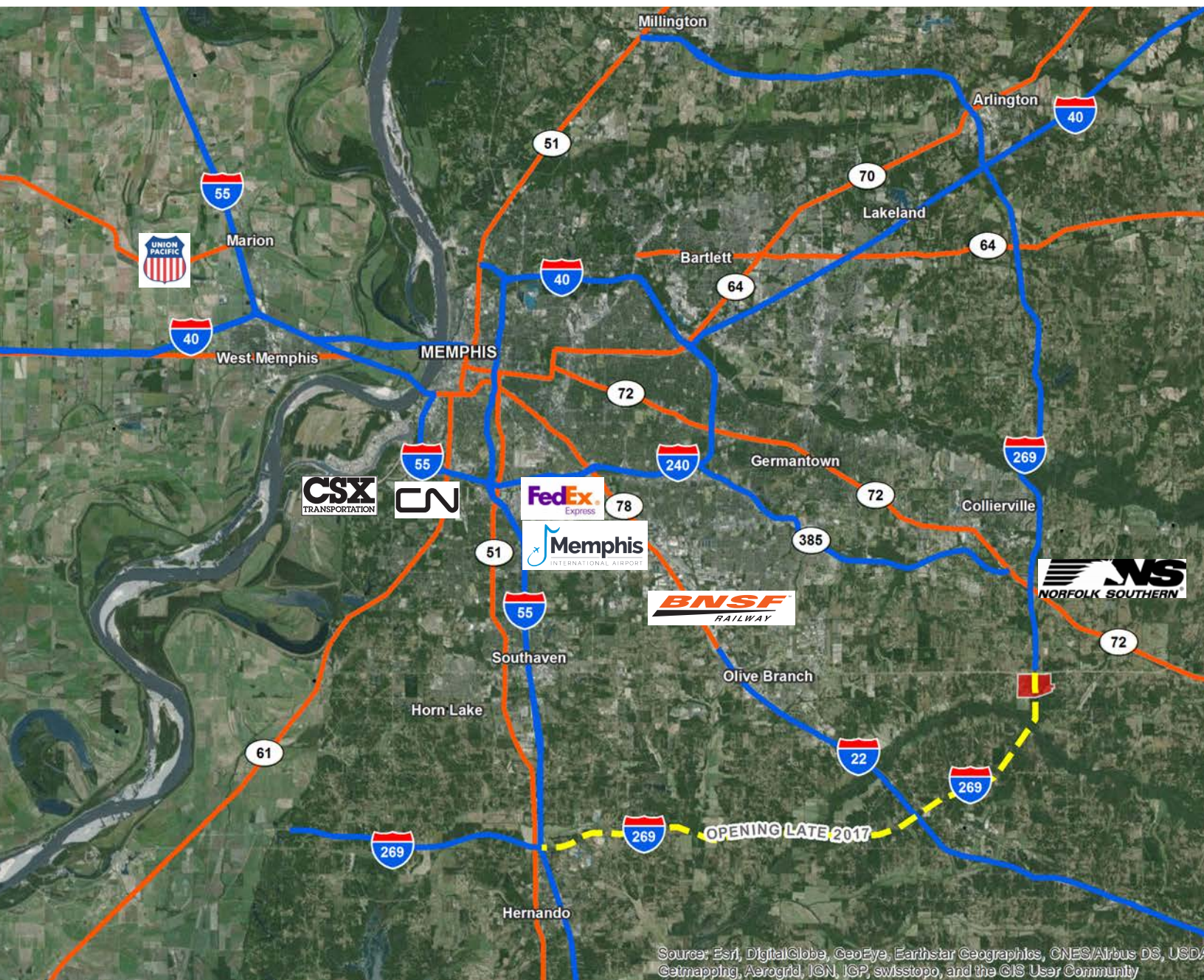
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Memphis Region Information

FedEx® WORLD HUB



2nd Largest
Global Freight Hub



3rd Largest
Inland Port



5 Class 1



3rd Busiest



Within 48
hours of
approx. **70%** of the
entire US
population.

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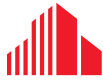
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