



Wiggs Farm

LAND

ONE PRIME TRACT IS STILL AVAILABLE

INDUSTRIAL OPPORTUNITY 262.5 +/- ACRES



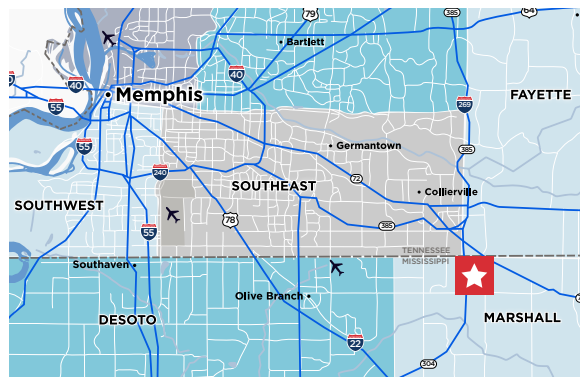
THE LAND

Cushman & Wakefield | Commercial Advisors is pleased to present ±262.5 acres of prime industrial development land in the rapidly growing Marshall County Industrial Submarket. As the only remaining tract from this original three-tract offering, the property represents one of the area's premier large-scale development opportunities. More than 10 million square feet of industrial development has been delivered nearby over the past decade, making this the most active industrial submarket in the Memphis MSA.

The site offers quick access to I-269, I-22, TN State Routes 385 and 57, U.S. Highway 72, and MS Highway 302, providing direct access to I-40 and I-55. Located just south of the new Norfolk Southern Intermodal Facility, the property benefits from immediate proximity to a \$105 million logistics hub with an annual capacity of 750,000 lifts.

PROPERTY HIGHLIGHTS

- Area industrial development of 10 MSF in the last 10 years with +/- 6.5M in the last 60 months
- +/- 262.5 acres for development
- +/- 2,500 ft of Hwy 72 road frontage for commercial development
- 17K* (AADT) (Annual Average Daily Traffic Count) *As of 2015
- Close proximity to Norfolk Southern Intermodal Facility
- Norfolk Southern has 750,000 lifts per year capacity
- Tenants in the area include: Amazon, Cooper Tire, Niagra Bottling, Volvo, Post, Asics, MCR Safety, Corelle, Kellogg Co., MKC, TBC, Roxul & Nike
- Development opportunity in Marshall County



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Infrastructure

Utility	Provider	Information
Fiber	AT&T/Century Link	1GB Fiber
Water	Marshall County Water Association	Existing 6"/20.3cm, 10"/25.4cm & 12"/30.5cm lines 150,000 & 300,000 gallon tank
Fire	Marshall County Water Association	Fire department servicing Marshall County
Sewer	Marshall Utility Services	Existing 6"/15cm & 12"/30.5cm lines
Gas	Town of Byhalia, MS	6"/15.2cm lines
Electric	Northcentral Distribution & TVA Transmission	Distribution circuit voltage 25kv, Pole Material - Steel, Initial power available 17MW

Wiggs Farm Tax Incentives

Memphis Area Operating Expense Comparison

	Marshall Co., MS	DeSoto Co., MS	Shelby Co., TN	Fayette Co., TN
Taxes Unabated	\$0.55 psf	\$0.55 - \$0.60 psf	\$0.80 - \$0.85 psf	\$0.37 psf
Total OPEX	\$0.83 psf	\$0.85 - \$0.90 psf	\$1.10 - \$1.20 psf	\$0.67 - \$0.72 psf
Taxes Abated*	\$0.22 psf	\$0.40 psf	\$0.20 - \$0.25 psf	\$0.02 psf
Total OPEX	\$0.50 psf	\$0.70 psf	\$0.50 - \$0.60 psf	\$0.32 - \$0.37 psf
Abatement Term	10 year exemption	10 year exemption	Average 5 year term Max up to 15 year exemption	10 year exemption

State Inventory Tax

Marshall Co., MS	No	Freeport Warehouse Exemption for the life of the project. *Potentially willing to match Fayette City incentives on case by case basis
DeSoto Co., MS	No	Freeport Warehouse Exemption for the life of the project
Shelby Co., TN	No	\$0.25/\$100 of finished goods capped at \$75,000 per year (\$30M inventory)
Fayette Co., TN	No	\$0.25/\$100 of finished goods capped at \$75,000 per year (\$30M inventory); *Depending on project scope, years 1-7 taxes only on land value; approximately \$0.02 psf: Year 8 - 75% abatement on building Year 9 - 50% Year 10 - 25%

State Income Tax

Marshall Co., MS	Yes	3% of first \$5,000; 4% of next \$5,000; 5% over \$10,000
DeSoto Co., MS	Yes	3% of first \$5,000; 4% of next \$5,000; 5% over \$10,000
Shelby Co., TN	No	
Fayette Co., TN	No	

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Wiggs Farm Location Assessment

Nearest Intermodal Rail Facilities

Facility	Location	Distance	Approx. Intermodal Lift Capacity
Norfolk Southern	Rossville, TN	4.3 Miles/9 Minutes	200,000 (up to 750,000)
BNSF	5124 East Shelby Drive	19.21 Miles/25 Minutes	1,000,000
CSX	670 West Alcy Road	28.55 Miles/42 Minutes	200,000
CN	Pidgeon Industrial Park	33.58 Miles/53 Minutes	200,000
Union Pacific	Marion, AR	50.98 Miles/91 Minutes	370,000

Nearest Airport

Facility	Location	Distance	Major Carriers
Memphis International Airport	2491 Winchester Road	25.01 Miles/31 Minutes	Delta, AirTrans, United, American, US Air, Southwest World's 2nd largest cargo airport

Nearest Port

Facility	Location	Distance	Annual Shipments
International Port of Memphis	115 Riverside Boulevard	33.34 Miles/40 Minutes	16.3 Million Tons 3rd largest inland port

Nearest Parcel Hub

Parcel Hub Carrier	Location	Distance	Latest Drop Off Time
FedEx	Memphis International Airport	25.01 Miles/31 Minutes	Midnight
UPS	Memphis International Airport	25.01 Miles/31 Minutes	8:30 PM

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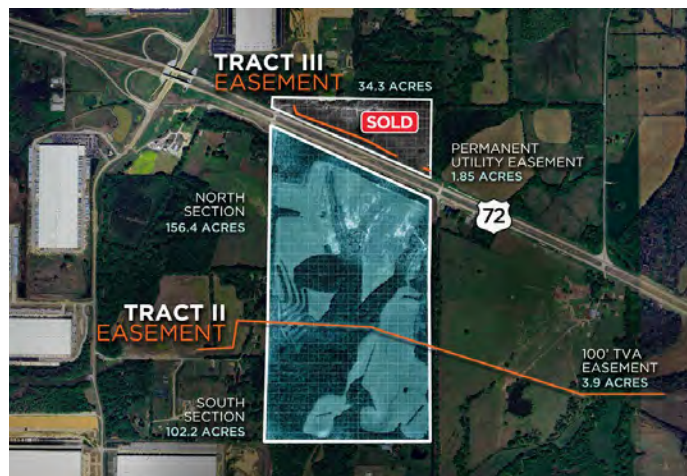
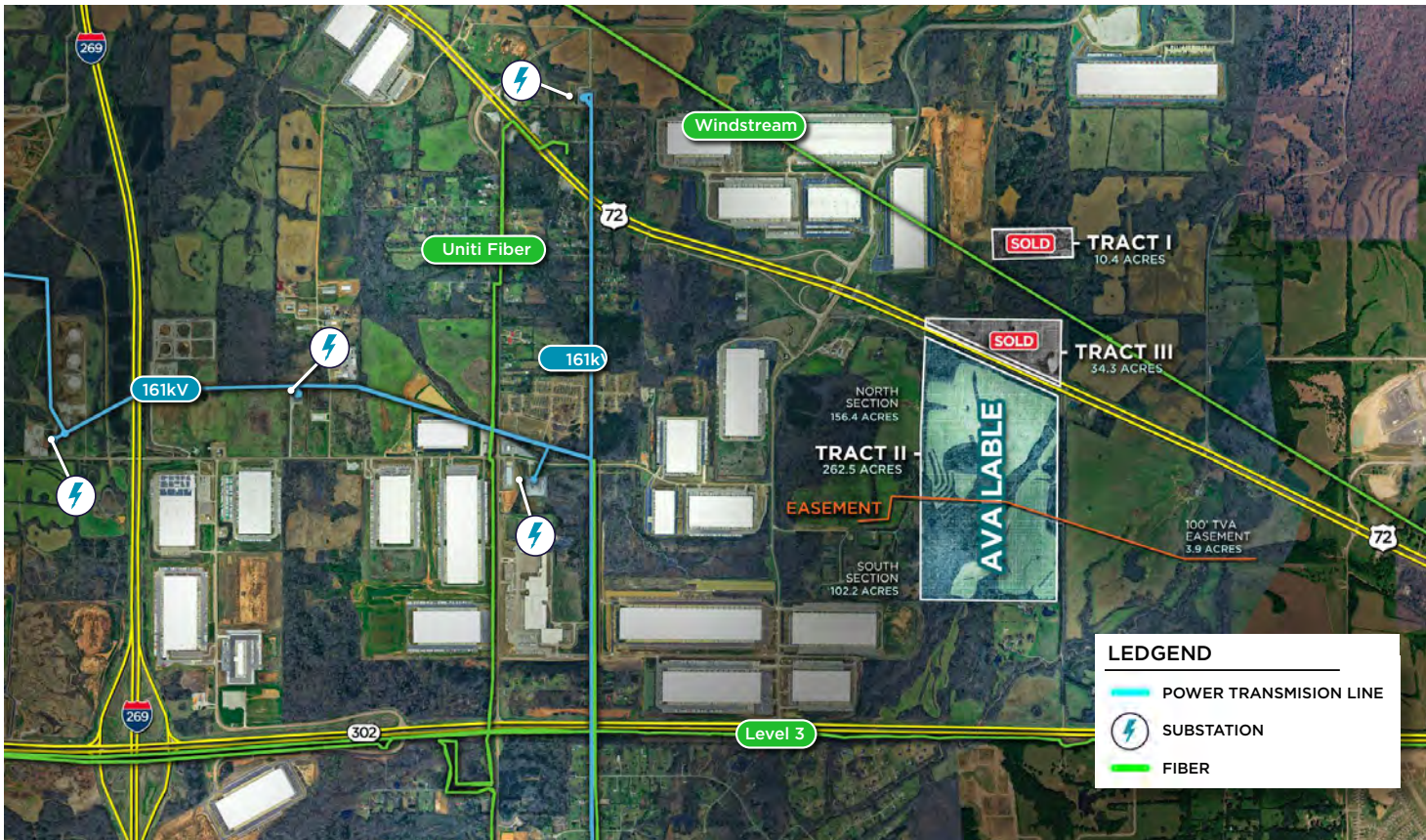
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POWERED LAND ATTRIBUTES



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