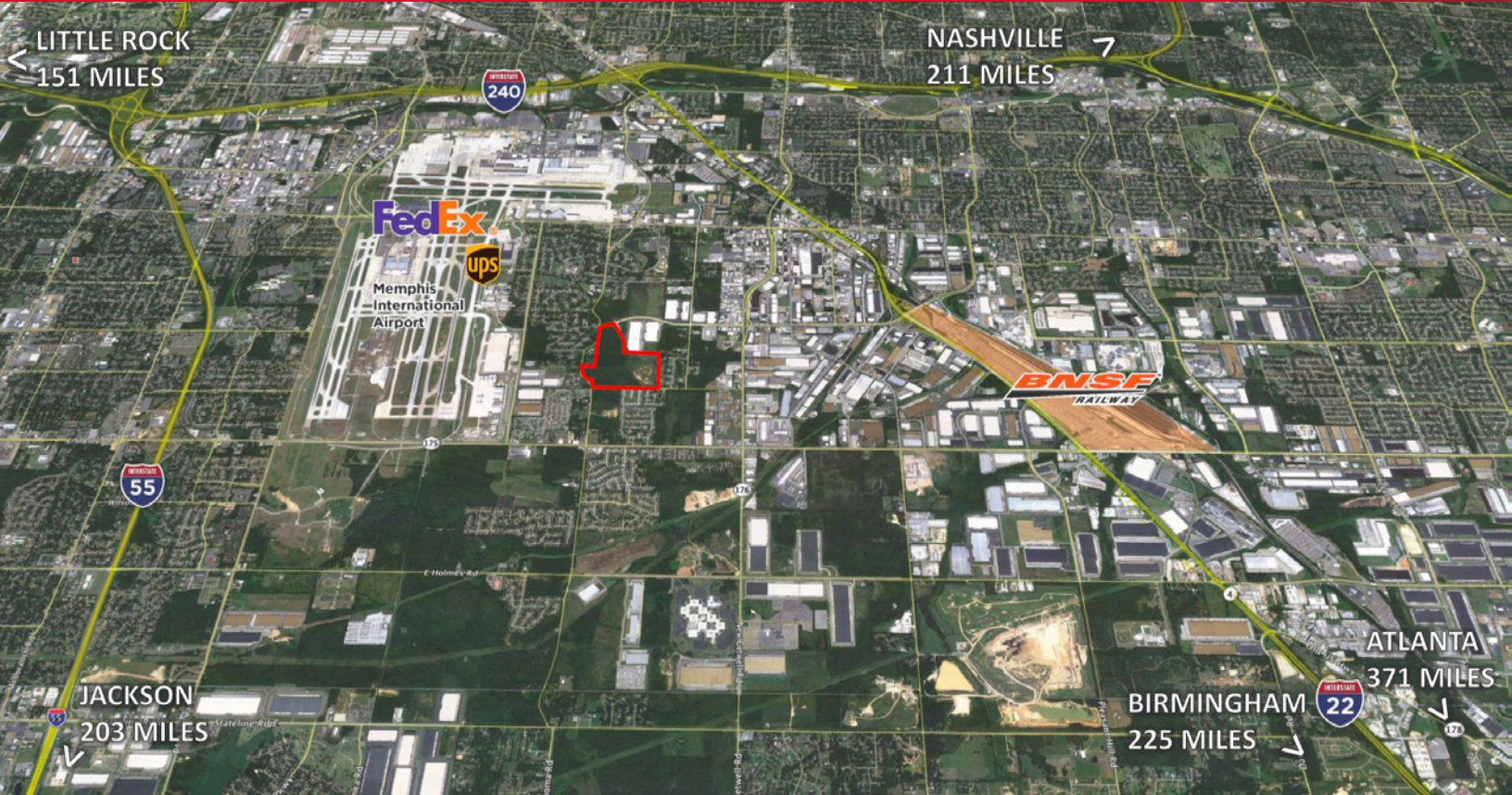




FOR SALE

Unique Industrial Development Site

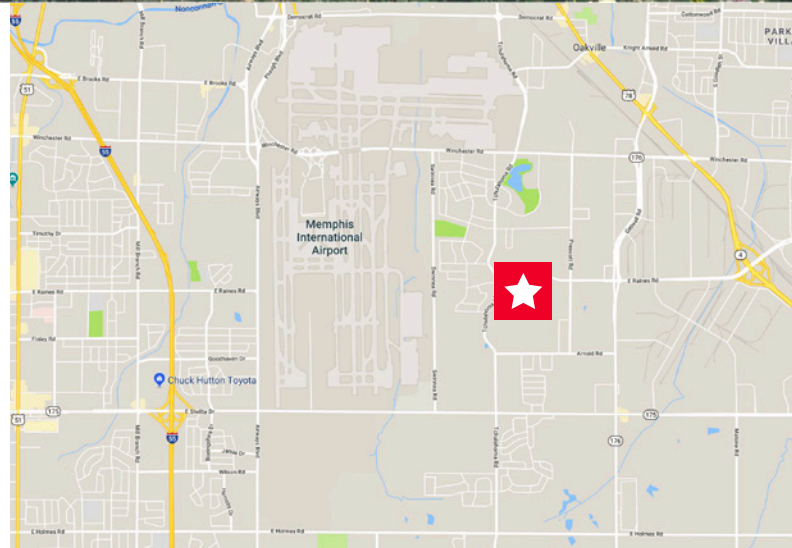
Centerpoint Industrial Park Raines Road | Memphis, TN



Unique Industrial Land Available 100+ Acres Available

Property Highlights

- Located in the heart of the Memphis industrial market
- One of the largest bulk industrial sites available in Memphis, TN proper
- Can be demised for smaller buildings
- Less than 3 Miles to Memphis International Airport (FedEx and UPS Hubs)
- Less than 3 Miles to BNSF Intermodal
- Excellent and abundant labor with public transportation



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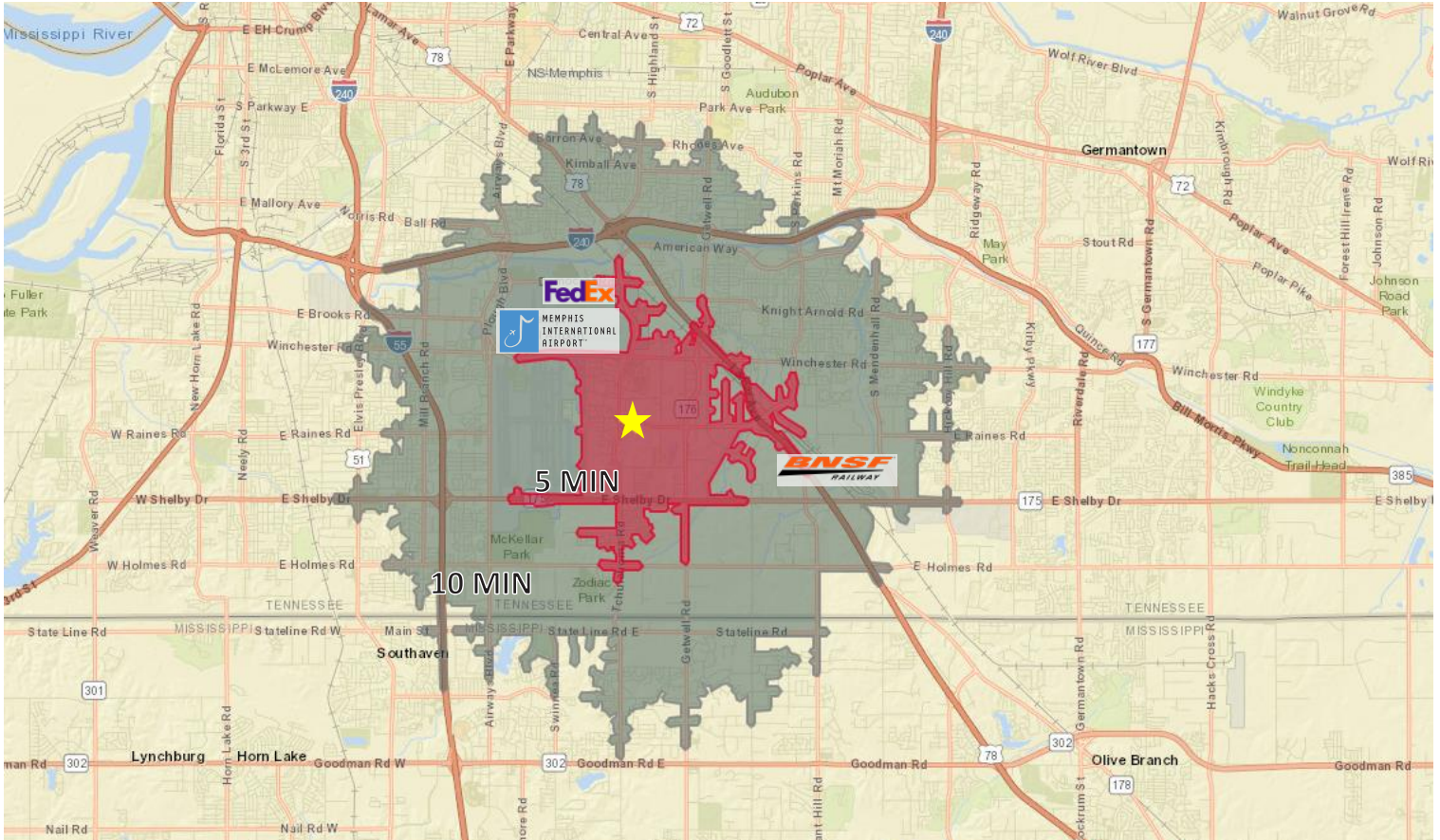
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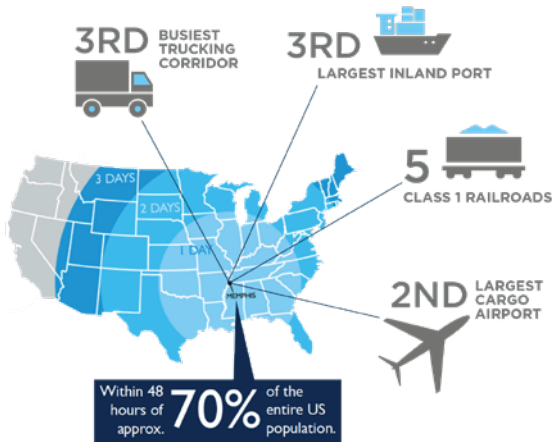
FOR SALE

Unique Industrial Development Site Centerpoint Industrial Park Raines Road | Memphis, TN



WHY MEMPHIS?

DISTANCES:



3 Miles | 6 Minutes



5 Miles | 8 Minutes



10 Miles | 16 Minutes



18 Miles | 24 Minutes



9 Miles | 16 Minutes



19 Miles | 25 Minutes

TENNESSEE INCENTIVES/TAX ADVANTAGES:

- With tax abatement, operating expenses are lower than DeSoto County

- Unlike MS, TN has no personal income tax
- Unlike MS, TN has no throwback tax

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