



MEMPHIS OAKS LOGISTICS CENTER

4300 E Holmes Road, Memphis, TN 38118

FOR LEASE



Owned By: **LBA**Logistics

ENVIRONMENTALLY FRIENDLY - 30 R FACTOR ROOF • 20 R FACTOR WALLS

MOVE IN READY

- 4,288 SF SPEC OFFICE
- FULLY FENCED AND SECURED
- LED LIGHTING
- 5,200 AMPS



PROPERTY HIGHLIGHTS

- 861,840 SF (Divisible)
- 4,288 SF Spec Office
- Fully Fenced and Secured
- Electrical: 5200 amps
- Sprinkler System: ESFR
- LED lighting
- Roof: 30 R factor
- Walls: 20 R factor
- Configuration: Cross Dock
- Clear Height: 40'
- Column Spacing: 54' x 50'
- Dock Doors: 132 (67 equipped with 35,000-LB mechanical pit levelers, seals and bumpers)
- Truck Court: 185'
- Auto Parking: 223 (Expandable to 480)
- Trailer Parking: 191 (Expandable to 246)



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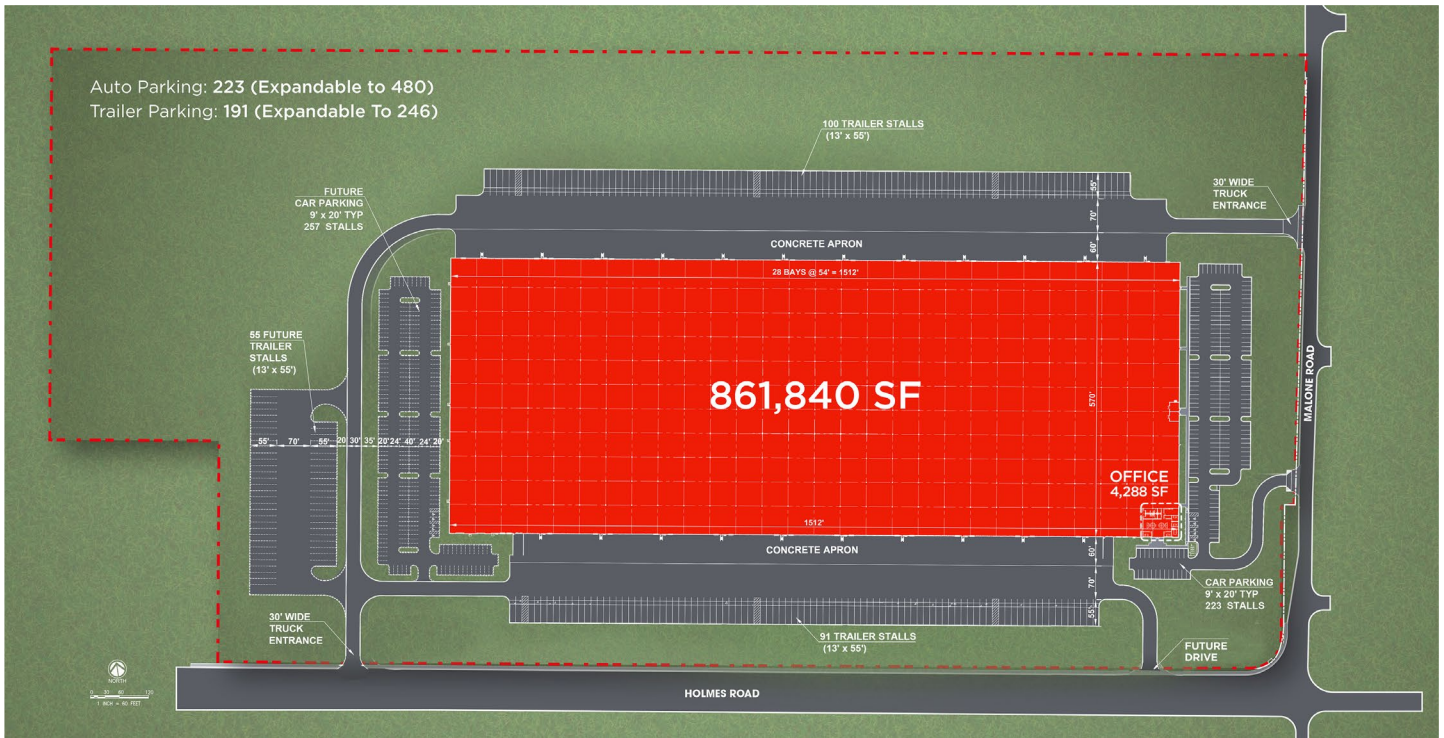


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4300 E Holmes Road, Memphis, TN 38118

FOR LEASE

SITE PLAN



PROPERTY HIGHLIGHTS

- Shell Construction: Tilt Wall with Steel Girder and Joist Frame
- Roof: 60 mil TPO, 20-Year Warranty, R-30 Insulation
- Walls: R-20 Insulation
- Exterior Walls: Concrete Tilt-Up
- Slab: 8' Unreinforced, 4,000 PSI
- Configuration: Cross Dock
- Clear Height: 40'
- Column Spacing: 54' x 50'
- Speed Bays: 60'
- Building Dimensions: 570' x 1,512'
- Dock Doors: 132 (67 equipped with 35,000-LB mechanical pit levelers, seals and bumpers)
- Truck Court: 185' with Trailer Spaces
- Auto Parking: 223 (Expandable to 480)
- Trailer Parking: 191 (Expandable to 246)
- Fully Fenced and Secured
- Electrical: 5200 amps
- Sprinkler System: ESFR
- LED lighting

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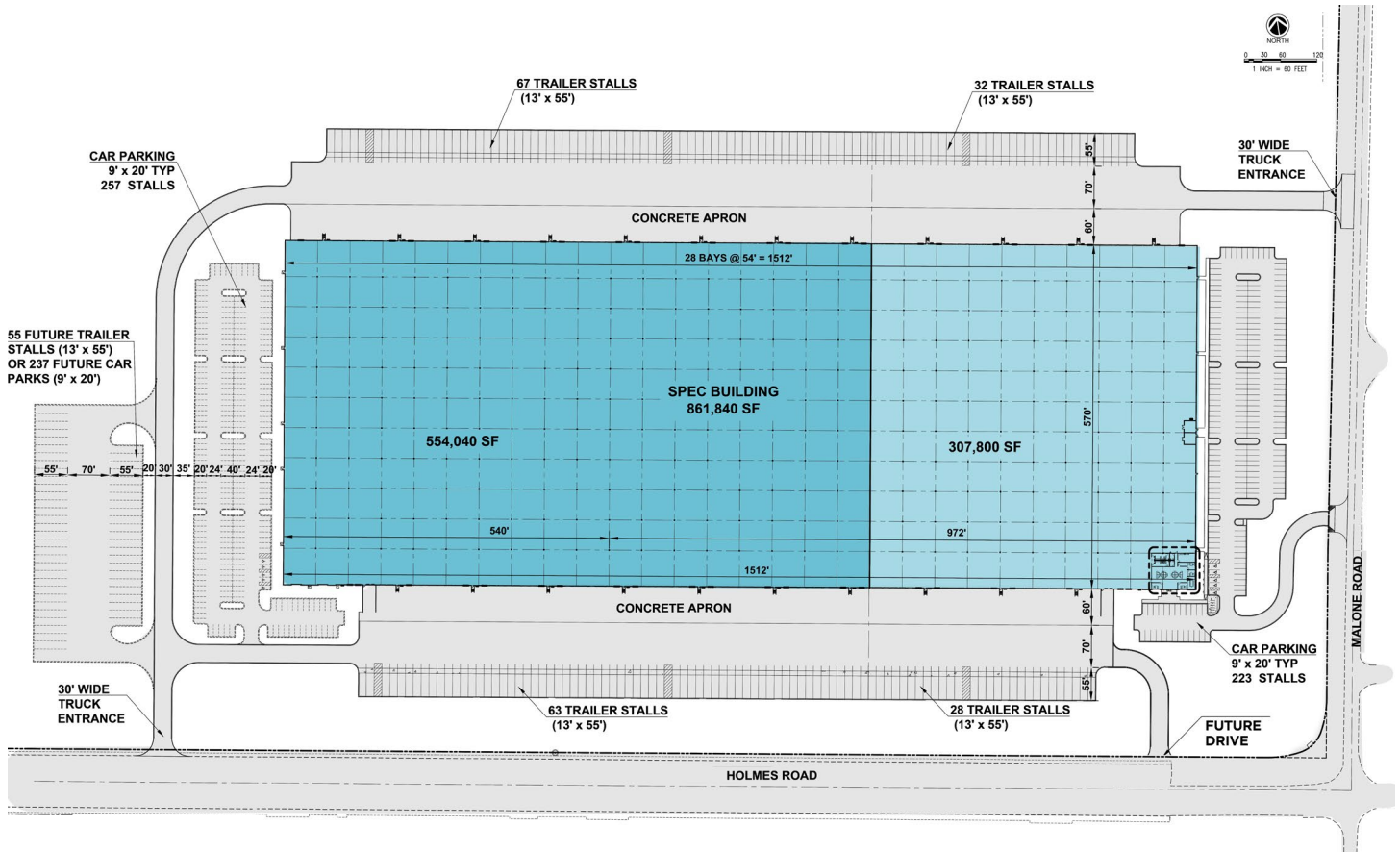
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FOR LEASE

DEMISED OPTION ONE

308K/554K± SF



PARKING BREAKDOWN

- 308K: 223 Autos and 60 Trailers
 - Segregated auto and truck access
- 554K: 257 Autos and 130 Trailers (with the ability to add either 55 trailers or 237 autos)

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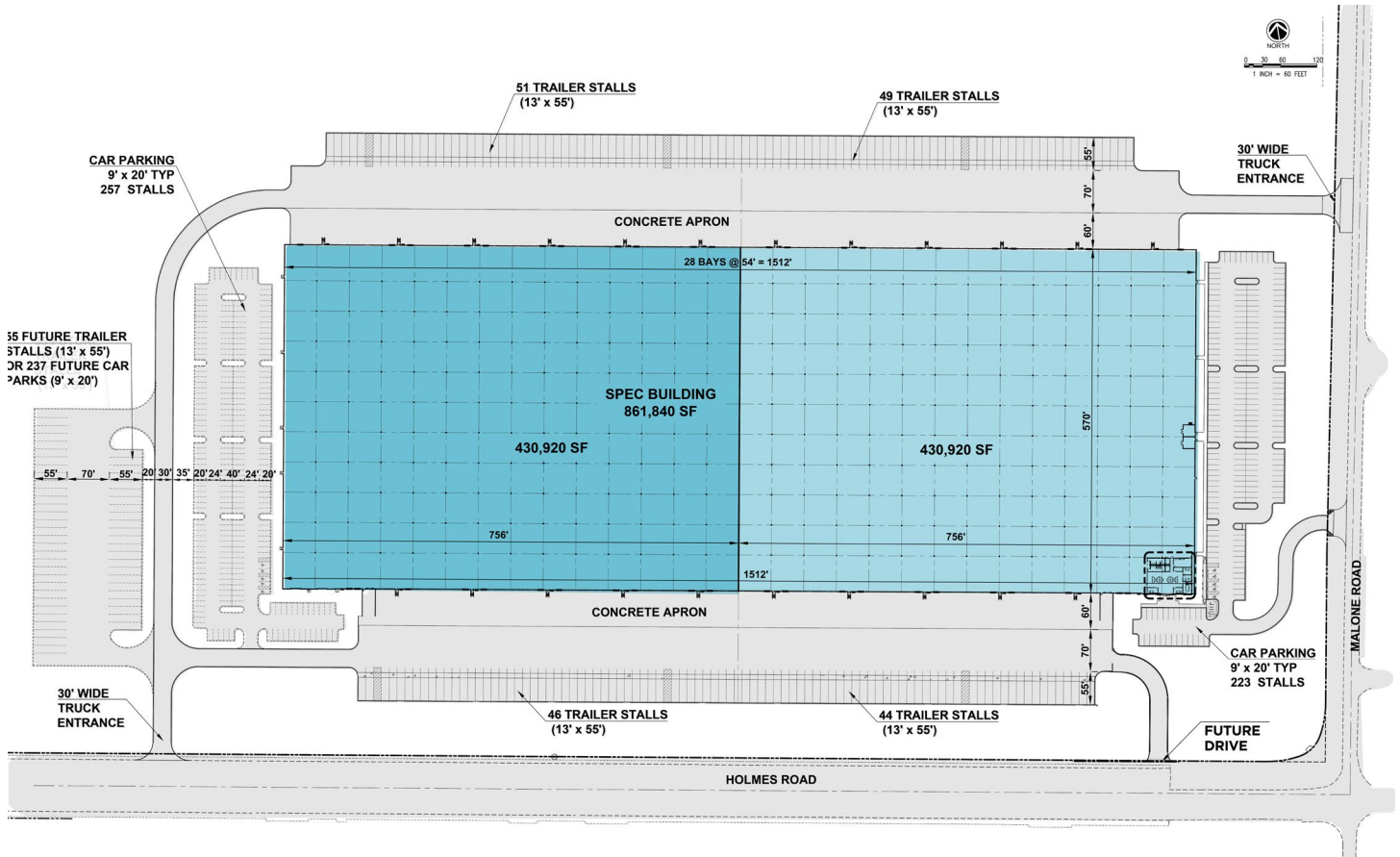
MEMPHIS OAKS LOGISTICS CENTER

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FOR LEASE

DEMISED OPTION TWO

431K/431K± SF



PARKING BREAKDOWN

- Western 431K: 257 Autos and 97 Trailers (with ability to add either 55 trailers or 237 autos)
- Eastern 431K: 223 Autos and 93 Trailers
- Segregated auto and truck access

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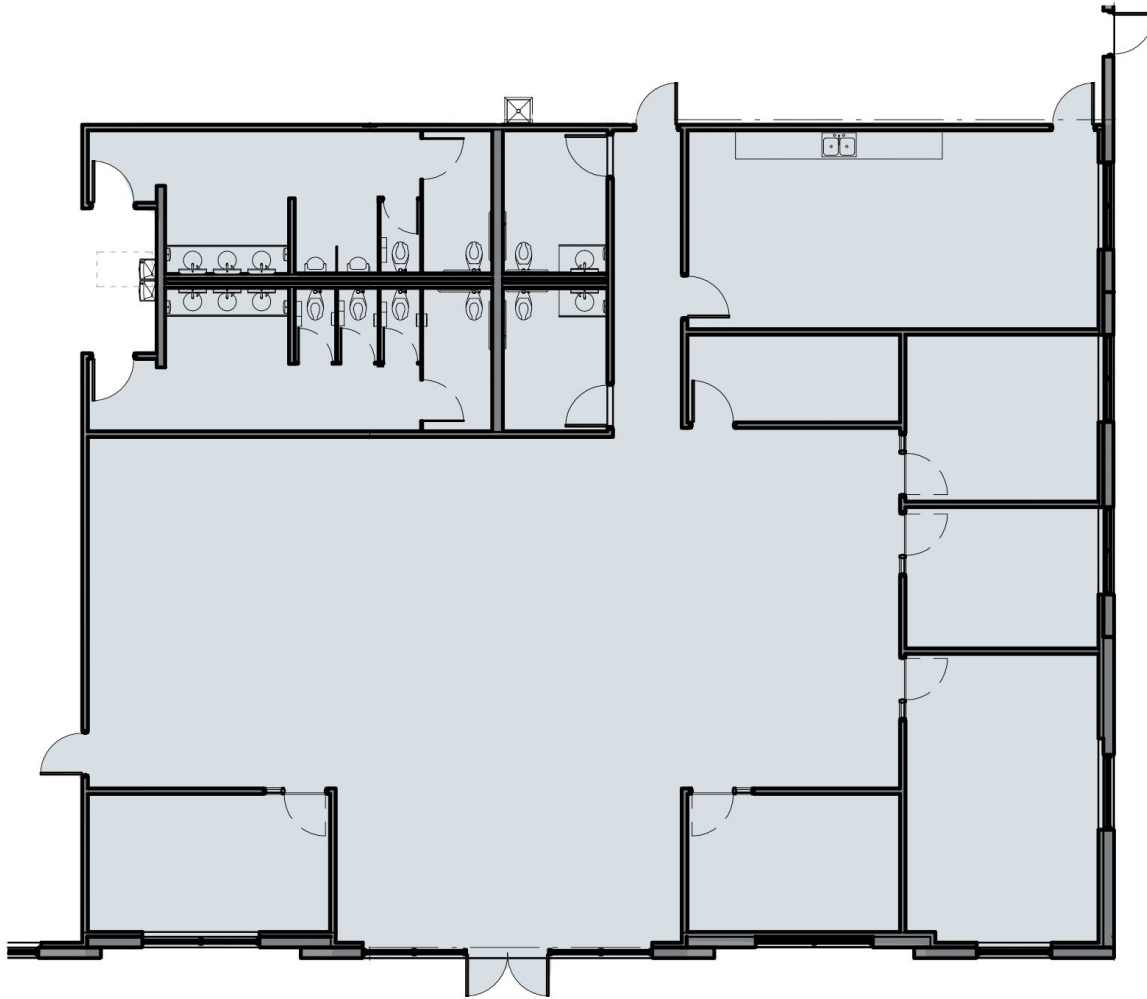
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FOR LEASE

OFFICE FLOOR PLAN

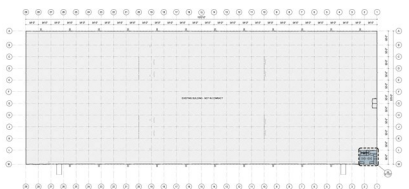
OFFICE 4,288 SF



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LBALogistics



NORTH



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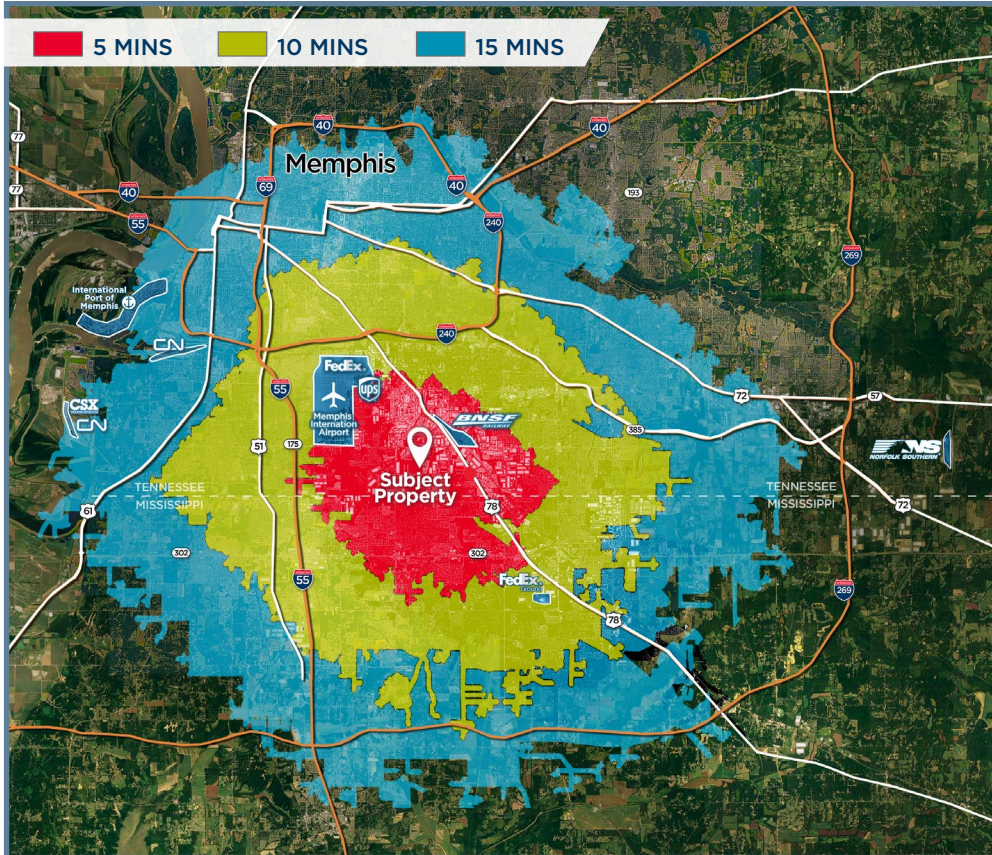
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DRIVE TIME MAP

46 minutes/46 miles from FORD'S \$5.6 BILLION BLUE OVAL CITY



DRIVE TIME ANALYSIS

LOCATION	DISTANCE (MILES)	TIME
BNSF MEMPHIS INTERMODAL FACILITY	3.3	5 Mins.
I-55 & SHELBY DRIVE 4-WAY INTERCHANGE	5.0	8 Mins.
MEMPHIS INTERNATIONAL AIRPORT (MEM)	5.2	10 Mins.
FEDEX WORLDHUB AND UPS HUB AT MEMPHIS AIRPORT	6.5	12 Mins.
I-69 AND I-240 (VIA I-55)	8.4	12 Mins.
INTERNATIONAL PORT OF MEMPHIS	15	20 Mins.
NASHVILLE	212	3 Hours
ST LOUIS	300	4 Hours, 45 Mins.
ATLANTA	370	5 Hours, 10 Mins.
LOUISVILLE	384	5 Hours, 45 Mins.
NEW ORLEANS	385	5 Hours, 45 Mins.
OKLAHOMA CITY	481	7 Hours
CHICAGO	548	8 Hours
JACKSONVILLE	707	10 Hours, 15 Mins.



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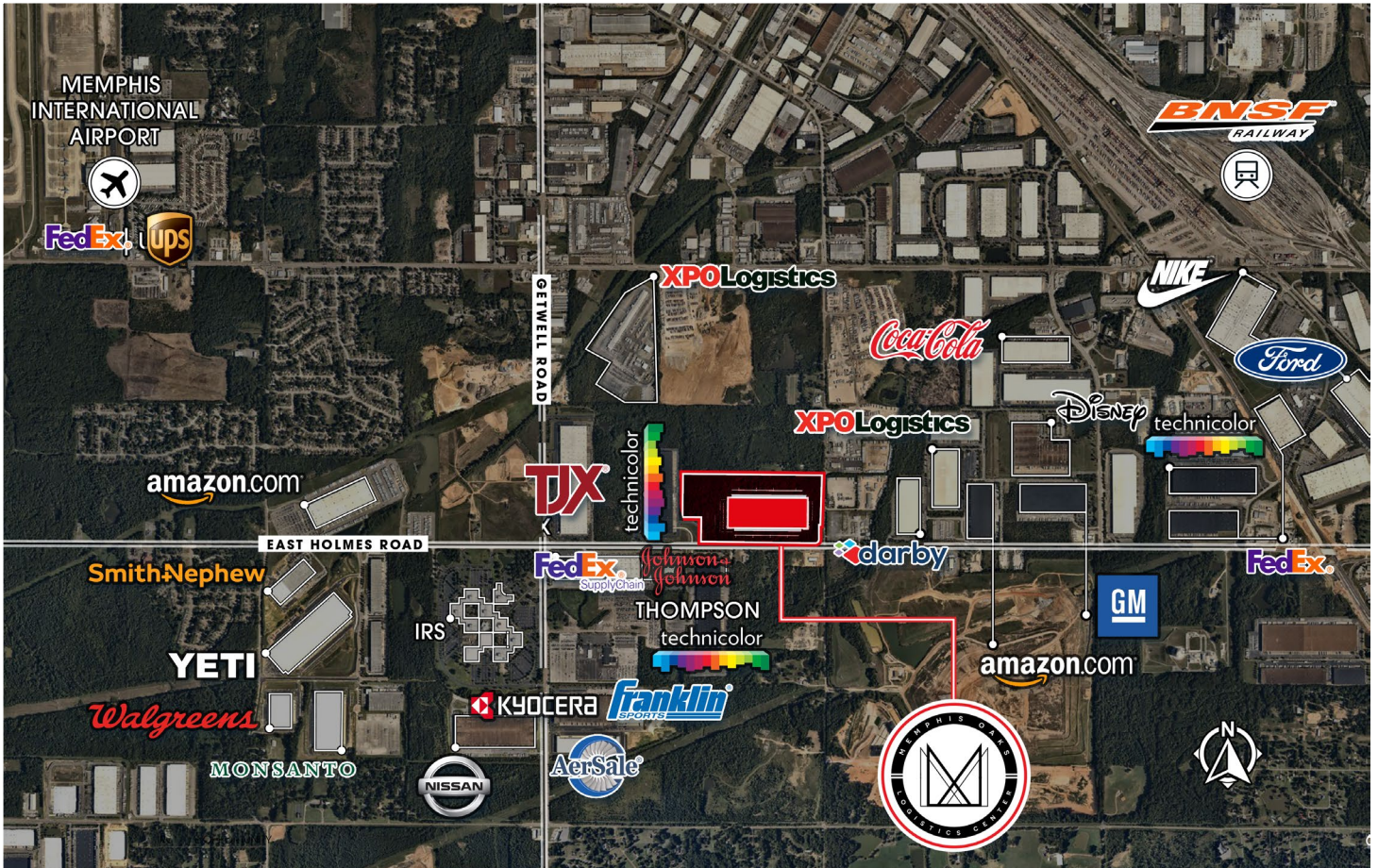


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MEMPHIS, TENNESSEE TAX INCENTIVES

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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