Offering Memorandum | 2800 Grays Creek Dr Cordova, TN 38016

East Shelby Industrial Campus



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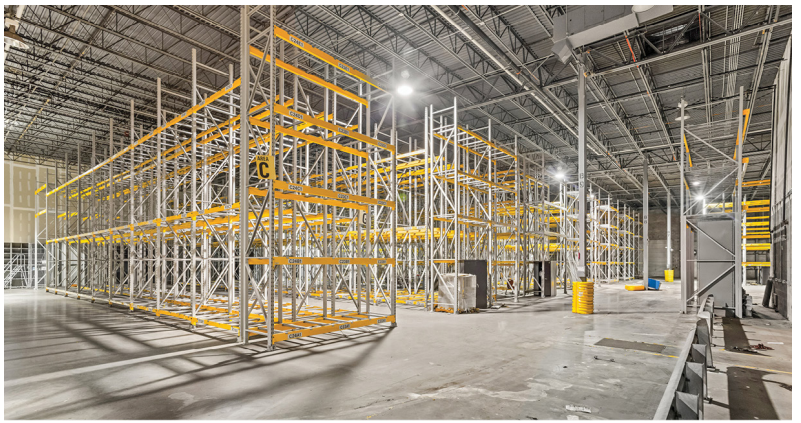
Property Overview

East Shelby Distribution Campus is a unique property located in Shelby Co. Tennessee with easy access to the entire Memphis MSA. Never available to the general public until now, this campus is the former headquarters of the Shelby County School System, and has some valuable and rare infrastructure.

Built over several phases starting in 2003, the site offers a combination of Class A office space, Class B+ Distribution space, State of the art maintenance and repair facilities, and ample Industrial Outside Storage. Those attributes combined with the location provide for a one-of-a-kind site. Just minutes away from I-269 and I-40, employees can get anywhere in the MSA in a relatively short time with minimal traffic. This complex is located in Shelby County only and is therefore not subject to Memphis taxes, but it is close to one of the most robust labor markets the region has to offer.





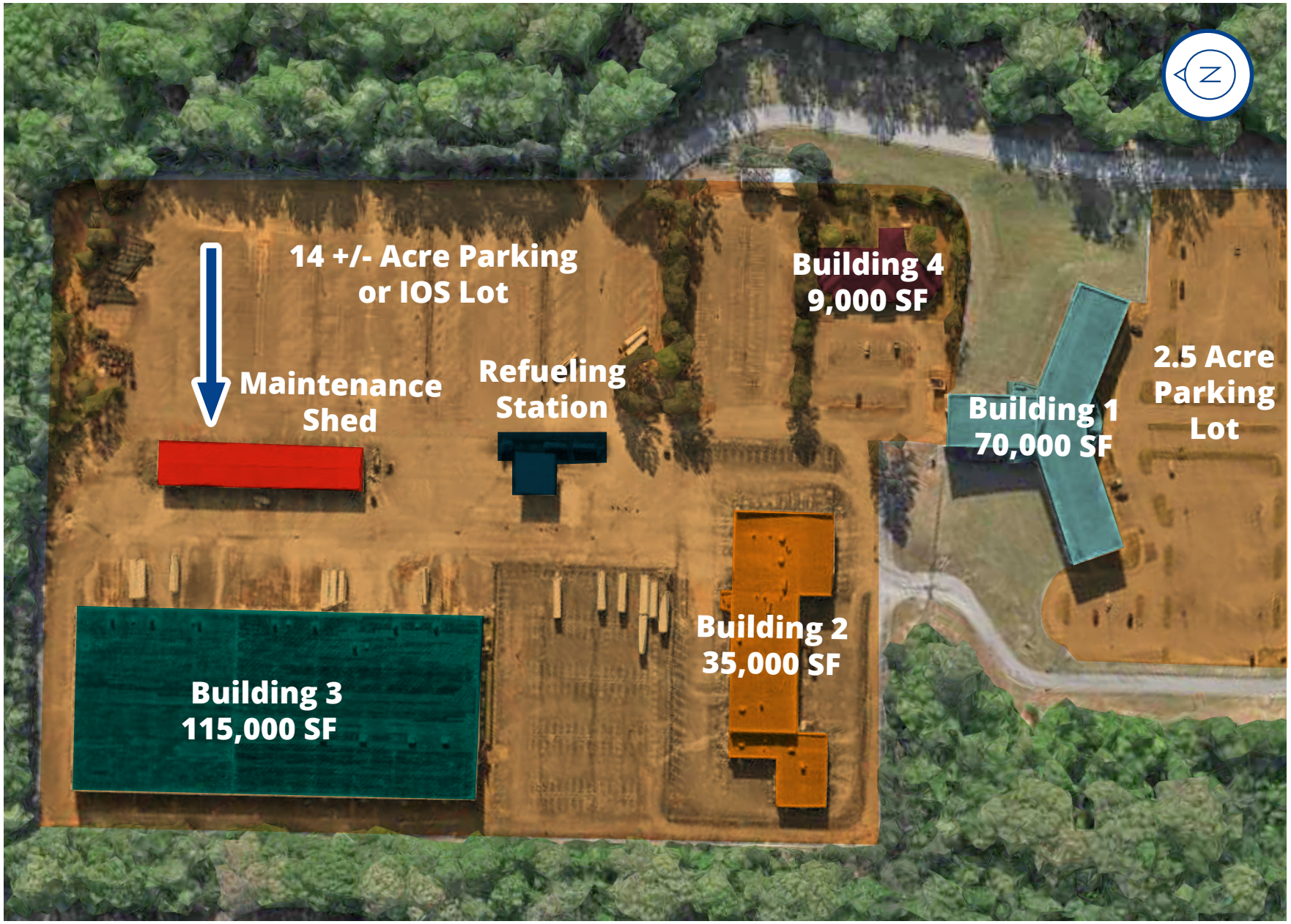


Site Breakdown:

- **70,000 SF Class A office**
- **115,000 Class B+ Distribution Warehouse**
- **35,000 SF State of the Art maintenance facility**
- **14+ Acres of IOS**
- **Multiple 10,000-gallon tanks for refueling**

Property Aerial Breakdown

2800 Grays Creek Dr, Cordova, TN



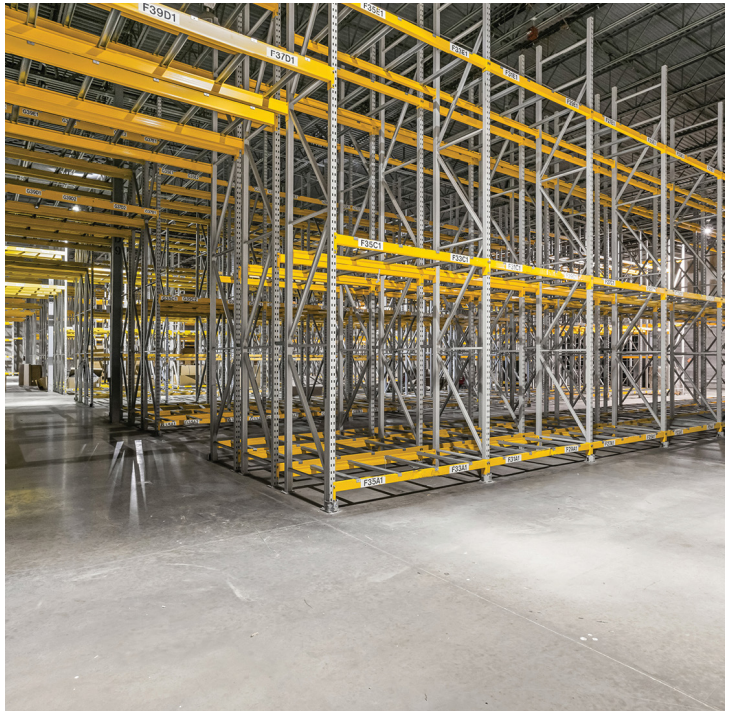
Distribution Warehouse

Property Breakdown- Building #3

Built in the early 2000's, this 115,000 SF warehouse was the original structure on the property, but has very modern features including an ESFR Sprinkler system with pump room, 45x50 columns, heavy power, refrigerated sections for cold storage, and 27'-29' ft clear heights. The building has ample office and it is already demised for the potential to house multiple tenants or business sectors. Most dock doors are equipped with pit levelers, and the building is fully racked.

Distribution Warehouse Features	
115,000 SF	500 x 230 dimensions
ESFR sprinkler w/ fire pump	7 dock doors
3 phase power | 208/480v	1 drive-in
27'-29' clear height	15,000 SF office
45 x 50 column spacing	Fully demised
8,400 SF cooler/refrigerator	Racking available
Concret tilt construction	Ample outside storage



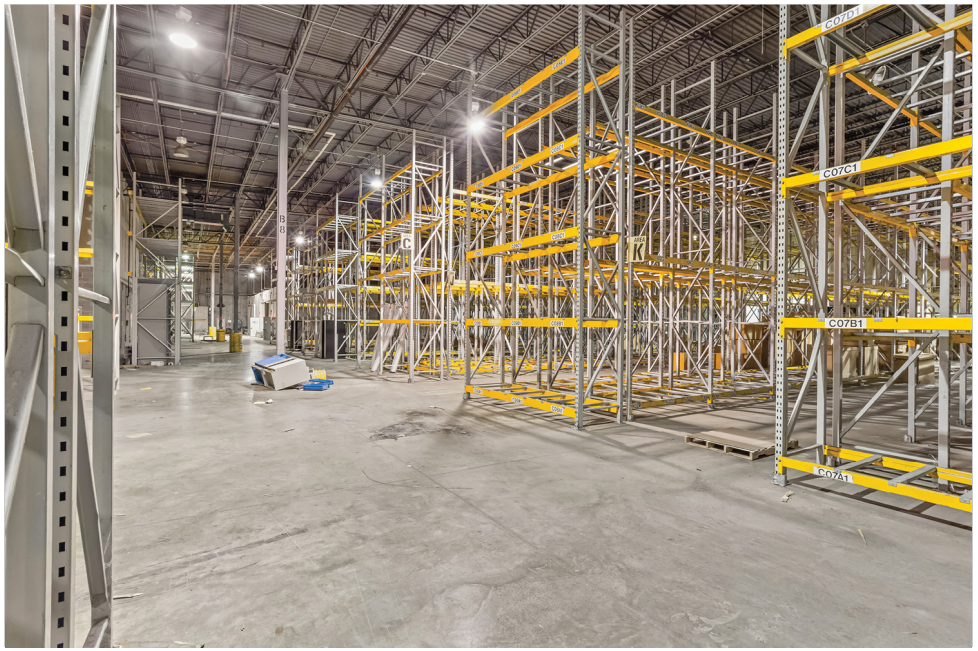


Distribution Warehouse- Building #3 Photos









Maintenance & Repair Facility

Property Breakdown- Building #2

At 35,000 SF, the maintenance and repair building is the most versatile building on the campus. Built to maintain the Shelby Co. Bus Fleet, the main section has 124' ft. long drive-in bays with oil changing pits and has no columns for maximum usability. The remainder of the building was used as workshops to repair and maintain assets of the school system. It has heavy power for potential manufacturing, multiple warehouse sections separated by cinder block walls, and it has ample office and lab space for a variety of uses.

Refueling stations

Built to refuel the Shelby County bus fleet, the site has 3 tanks of various sizes to refuel even the largest of operations.

IOS

There is a total of about 16.5 acres of asphalt for parking and outside storage that has been lightly used and is in overall good condition with lights and multiple driveways in and out of the industrial portion of the campus.

Maintenance & Repair Facility Features	
35,000 SF	Lab space
20' clear height	Two (2)- Oil change pits
Free span building	124 foot service bays
100% HVAC capable	Wash bay area w/ pressure wash
Heavy power	Concrete tilt construction
Five (5) - 12w x 16h drive in doors	Wet sprinkler
One (1)- 20w x 12h drive in door	Two (2)- 10,000 gallon fuel tanks
Two (2)- 10 x 10 drive in doors	One (1)- 5,000 gallon fuel tank





Maintenance & Repair Facility- Building #2 Photos









Office Building

Property Breakdown- Building #1

The 2 story, 70,000 SF office building was built as the official headquarters for the Shelby County School System, and no expense was spared at the time. It features a very versatile layout and could accommodate multiple users. There are multiple back up generators and the building has been lightly used over it's 13 years. There is ample parking and an impressive drive-up appeal that would make for an excellent national or regional headquarters for any company looking to relocate to the Mid-South.

Office Features	
70,000 SF	Back up generators
Built in 2011	250+/- auto spaces
Two (2) floors with a basement	Two (2) elevators





Office- Building #1 Photos









Aerial Photos













Distances to Railroads, Highways, Downtown Memphis, Airport & FedEx Hub



2.94 miles to INTERSTATE 40

3.27 miles to INTERSTATE 269

10.33 miles to INTERSTATE 240

23.0 miles to FedEx World Hub

23.8 miles to BNSF RAILWAY

25.3 miles to DOWNTOWN MEMPHIS

25.4 miles to MEMPHIS INTERNATIONAL AIRPORT

Regional Map





Memphis
is America's Distribution Center

WORKFORCE ASSETS

Memphis offers an unmatched advantage that businesses can use to become global commerce leaders. With its natural geographic advantage, its skilled logistics workers and its intermodal edge, Memphis is "America's Distribution Center." Memphis has all the amenities that come with being the 28th largest city in the U.S. but at a cost of living roughly 17% below the national metro average. The city consists of a diverse, metropolitan workforce at wage rates that are lower than most other parts of the country. Over the past three decades, the region's workforce has had a higher percentage of logistics workers than any other metropolitan area in the country. Not only does Memphis draw from a three-state labor pool, employment is relatively balanced among industries giving the Memphis workforce an advantage in both skills and experience. Memphis employs 11.8% of its workforce in transportation and warehousing.

Major Memphis
Transportation

Air | Road | Rail | River

AIR & ROAD - Home to the FedEx World Headquarters, over 400 trucking companies and the major operations of UPS and USPS, Memphis is uniquely positioned to provide the most cost effective distribution and logistics services in the country. The FedEx family of companies provides supply chain and logistics solutions and overnight deliveries worldwide and operates with some 30,000 employees. Proximity to the FedEx World Hub and some of the latest drop-off times for overnight delivery in the country, has drawn several top logistics and distribution operations to Memphis.

The Memphis International Airport has dominated as the world's busiest cargo airport with more than 4.6 million metric tons of cargo handled annually. The airport handled some 4.0 million metric tons in 2012 and the newly completed $61.5 million air traffic control facility is now the third largest control tower in the United States.

A critical part of Memphis' intermodal infrastructure is the ability to take cargo from planes and barges and quickly distribute these via truck. The nation's 3rd busiest trucking corridor (I-40 between Little Rock and Memphis) connects the Atlantic and Pacific Coasts and runs directly through Memphis, allowing Memphis to serve more metro markets overnight (that's within 600 miles) than any other U.S. city.

RAIL - Memphis is one of only four U.S. cities served by five Class 1 railroads (Norfolk Southern, BNSF (Burlington Northern/Santa Fe), Union Pacific/Southern Pacific, CSX, and CN (Canadian National)). Memphis is home to nine fully operational rail yards with a total current container capacity of more than 2 million annual lifts. Five of the largest wide-span cranes in the country are located in Memphis because of BNSF's $200 million newly expanded intermodal facility. In 48 hours, product can reach 45 states, Canada and Mexico by rail from Memphis.

RIVER - The Mississippi River continues to be a vital component of the U.S. transportation network and the river has remained a critical intermodal advantage of the Memphis area. The International Port is the 5th largest inland port in the nation and the 2nd largest inland port on the Mississippi, handling more than 16 million tons of cargo annually.



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Inspections will be arranged by appointment only with the Owner's Exclusive Agents:

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