

INDUSTRIAL PARK

www.i-269Industrialpark.com

SCOTT PAHLOW, SIOR
Senior Managing Director
901.848.1020



UNDER CONSTRUCTION
Available 4Q22





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I-269 AND WINGO ROAD | MARSHALL COUNTY, MS

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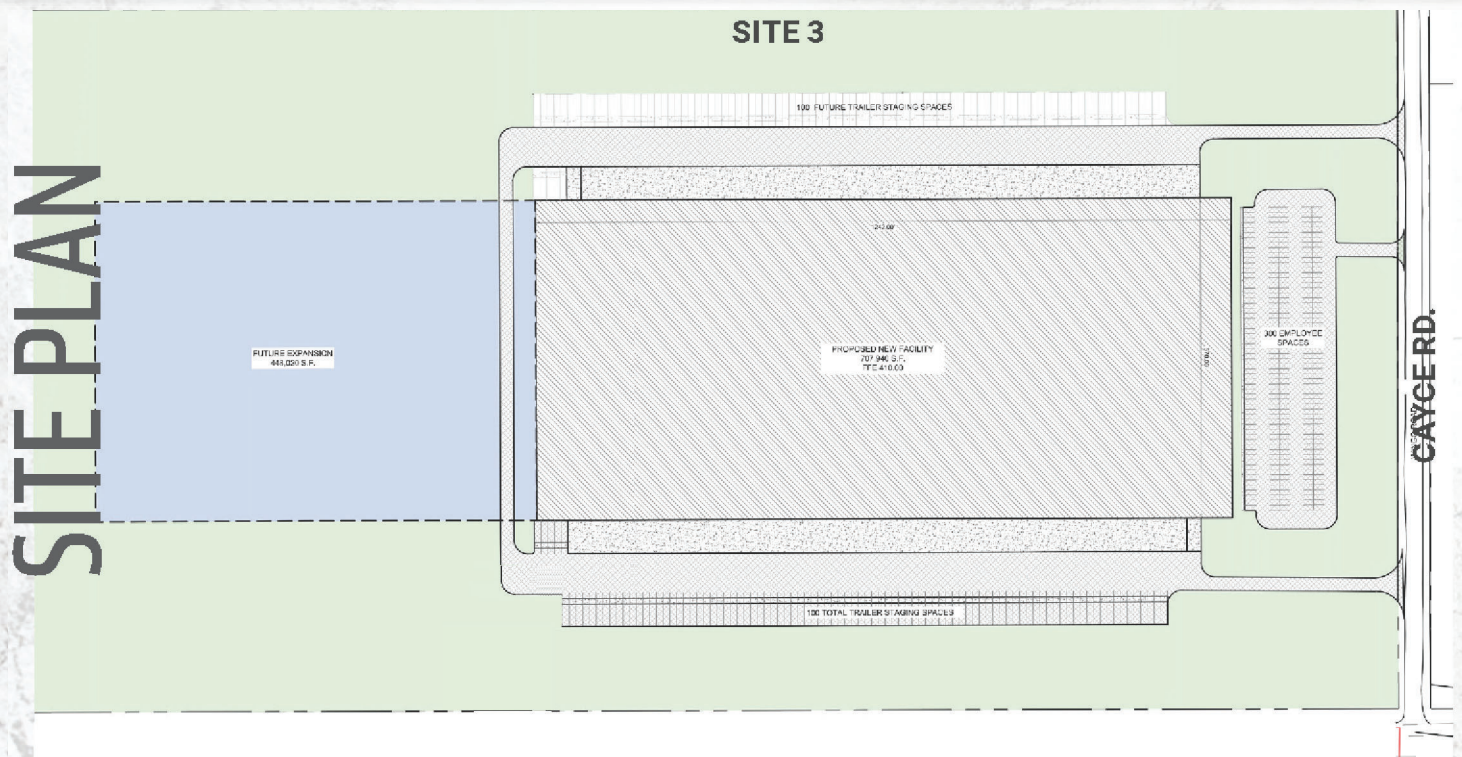
The I-269 Industrial Park is a master-planned industrial development consisting of 450 acres owned by H&M Development. Founded in 1957, H&M is a national engineering and construction firm headquartered in Jackson, Tennessee. In the last ten years, H&M has completed over 55 million square feet of big-box warehouse and distribution space for clients including Asics, Nike, Baxter, Milwaukee Tool, Adidas Group, Procter & Gamble, GE, Tractor Supply, Williams-Sonoma, Ross Stores, Dicks Sporting Goods and many others. For additional information visit www.hmcompany.com.

I-269 Industrial Park is ideally located in the rapidly expanding Marshall County, MS submarket of Memphis with direct access to I-269 the newest beltway around the city of Memphis. I-269 links the Park directly to a web of seven converging interstate/highways serving 152 major metro markets and two-thirds of the nation's population by truck in one day. The I-269 Beltway also provides easy access to the entire Memphis MSA including a non-stop route to Memphis International Airport for FedEx, UPS and DHL delivery services; and Memphis' unparalleled rail/intermodal services from five major Class 1 railroads including BNSF, CN, UP, CSX and Norfolk Southern which is located four miles from the Park.



71-82 ACRE PARCELS AVAILABLE

BUILDING DIMENSIONS 570' X 1,242'



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SPECIFICATIONS

Roof:	45-mil Thermoplastic Olefin (TPO) mechanically fastened roof insulated to R-19 with a fifteen-year warranty. Roof exterior is white to reflect sunlight and heat.
Exterior Walls:	Painted concrete tilt wall with architectural reveals.
Floor Slab:	6" thick, 4,000 PSI concrete slab on compacted subgrade. The floor is sealed with Ashford sealer (or equal).
Office Entrance:	Aluminum storefront with tinted, insulated glass.
Clear Ceiling Height:	36' minimum past the first column from both dock walls.
Interior Wall Finish:	Interior warehouse walls are painted white from floor to bottom of structure. Roof deck is factory primed white.
Fire Protection:	Fire sprinkler system in the warehouse is an ESFR (Early Suppression, Fast Response) system which includes an electric booster pump. The fire sprinkler-monitoring system is provided per local code.
Warehouse Lighting:	LED Lighting.
Power:	5,000-amp 277/480 volt, three-phase, four-wire service. Interior service shall be built to accommodate a 5,000 amp total service; the transformer to be located outside shall be supplied by the utility company and will be sized based on demand calculated by utility company. Landlord shall work with tenant and utility company to accurately determine transformer size requirement.

707,940_{SF}
EXPANDABLE TO 1,200,000 SF

COLUMN SPACING
54' X 50'
54'X60' IN LOADING BAYS

CLEAR HEIGHT
36'

Heating & Ventilation:	Provided according to local code.
Dock High Doors:	(100) 9' x 10' dock doors in a cross-dock layout. All dock doors are double-walled insulated Thermacore doors insulated to R-14.59. Note: Dock packages to be provided per tenant specifications.
Drive-In Doors:	(2) 14'x16' grade level drive in doors.
Truck Court:	North truck court: 130' total (60' concrete + 70' heavy duty asphalt). South truck court: 185' total (60' concrete + 70' heavy duty asphalt + 55' trailer parking).
Trailer Parking:	100 trailer parking spaces on the perimeter of the east truck court. Trailer parking includes a 10' concrete dolly strip.
Fencing:	Permitted in the park. Provided based upon tenant specifications.
Automobile Parking:	Up to 300 spaces shall be available to tenant in front of the office area. Handicapped spaces per local code.
Exterior Lighting:	Car parking and truck court lighting to be provided to approximately 1.0 -1.5 FC average by 1,000-watt pole and building mounted fixtures.
Landscaping:	Class A landscaping including automatic irrigation system in compliance with the CCRs Provided per local code.
Exit Doors:	All exterior access doors will have hinges on the inside of the building or hinges that have been welded to the doors in order to prevent removal of doors.



SITE 3
71.62 Acres

SITE 4
75.71 Acres

SITE 5
77.63 Acres

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NEWMARK

555 Perkins Extended | Suite 300 | Memphis, TN 38117

nmrk.com

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