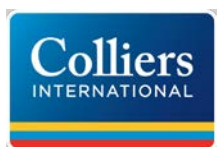




DESOTO 55 LOGISTICS CENTER

Building D - 860,915 SF

1615 Commerce Parkway, Horn Lake, MS 38637



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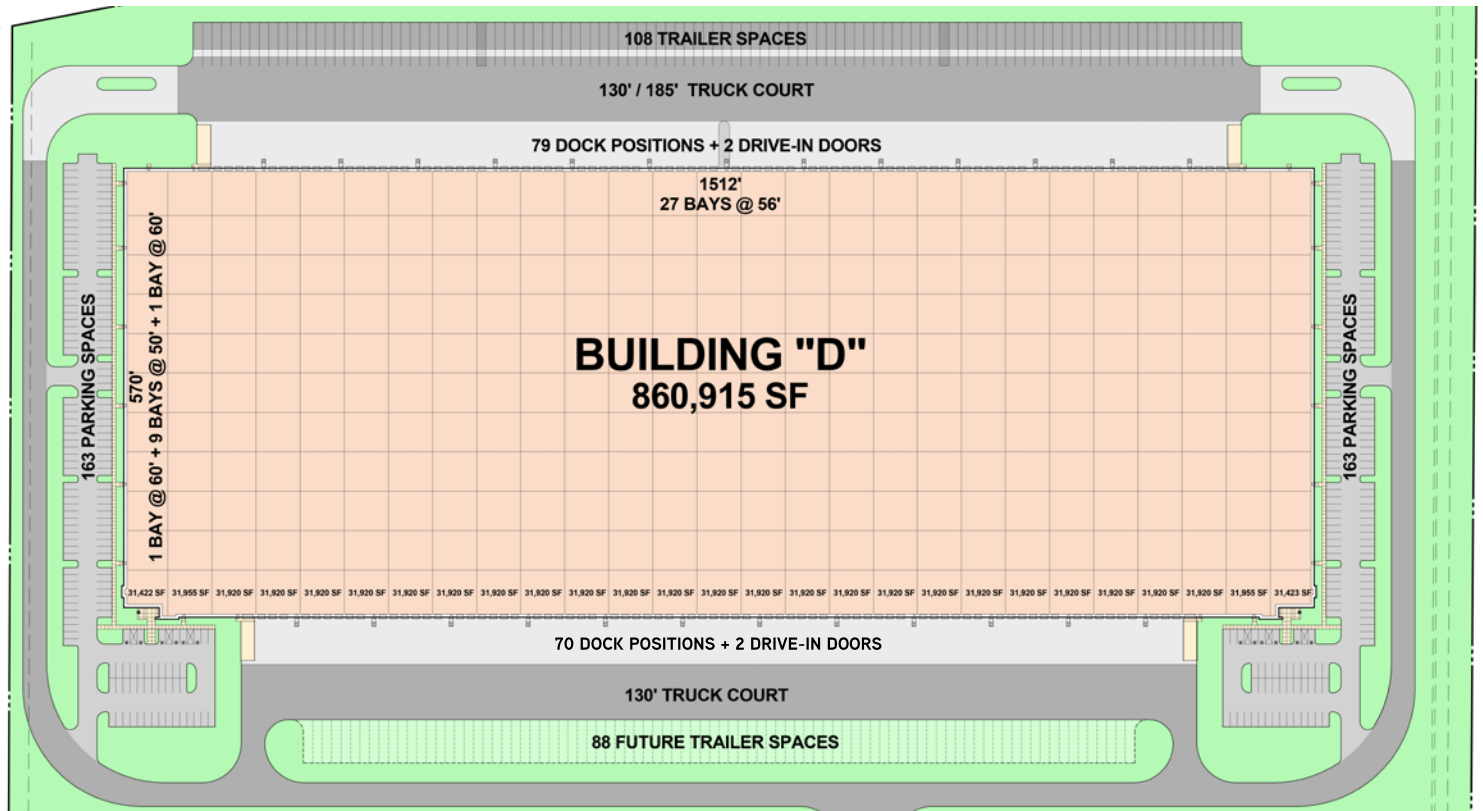


DEVELOPER

DESOTO 55 LOGISTICS CENTER

1615 Commerce Parkway, Horn Lake, MS 38637

Building D



INCENTIVES

Quick and Easy Application Process

The application process for real, personal and Freeport tax exemptions is quick and easy. Generally, the Tenant is able to complete the application without assistance from attorneys, consultants, etc. Core5 will be happy to support and assist Tenant throughout this process.

Real and Personal Property Tax Exemptions

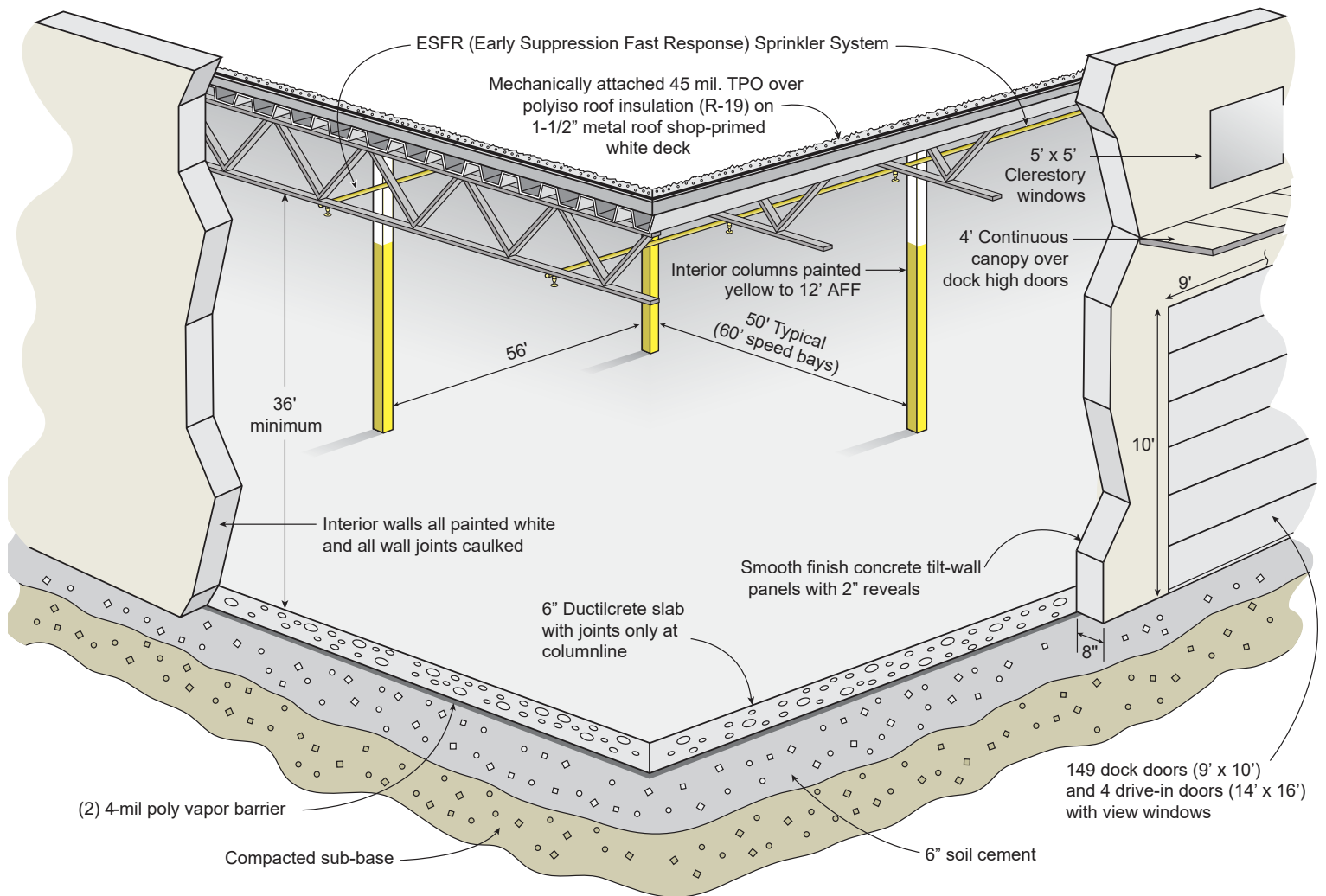
DeSoto County grants both real and personal property tax exemptions for a period of ten (10) years. The exemption includes both real and personal property, however, it does not exempt school tax, road and bridge tax as well as taxes for parks and libraries.

Inventory Tax

By virtue of Mississippi's Freeport Warehouse law, Tenants are exempt for property taxes on all finished goods that are shipped outside of the state of Mississippi.

Tax Assessment Ration

One key factor to note in comparison with neighboring Tennessee is the difference in the tax assessment ration on real and personal property. Mississippi assesses it's commercial property at 15% while Tennessee assesses it's at 40%. Hence, the taxes on commercial property are lower in Mississippi than Tennessee even before tax incentives are applied.



BUILDING SPECIFICATIONS

| | |
|--------------------------|---|
| Square Footage | 860,915 SF (570' x 1,512') |
| Site Area | +/-51.658 acres |
| Configuration | Cross Dock |
| Slab Thickness | 6" thick, 4,000 psi Ductilcrete, joints are only on column lines |
| Column Spacing | 56' wide x 50' deep, typical with 60' loading bays |
| Clear Height | 36' clear minimum |
| Dock High Doors | 149 – 9' x 10' insulated dock high doors with 4' exterior continuous canopy |
| Drive-In Doors | 4 – 14' x 16' ramped, drive-in doors |
| Truck Court Depth | 130' - 185' truck court inclusive of a 60' deep concrete apron |
| Auto Parking | 326 auto spaces |
| Trailer Storage | 108 trailer storage locations, expandable to 196 |
| Electrical | 3 phase, 480/277 volt system (amps designed to meet tenant's needs) |
| Sprinkler | ESFR sprinkler system with fire pump |



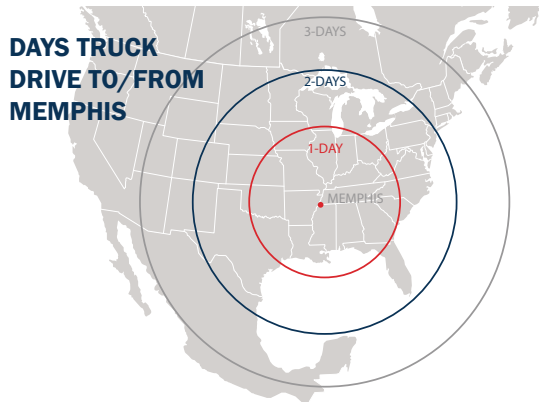
Major Transportation Routes



Extension of I-69 (nick-named the NAFTA Highway). Described as the largest North-to-South traveled thoroughfare running from Montreal, through Memphis, to the Texas-Mexico border. It is estimated that 40% of all US manufacturing travels down this corridor.

Tri-State Rail & Airport Access

Within minutes from DeSoto55, the Memphis rail line is the 3rd most-connected rail center in the World & is 1 of only 3 cities to have FIVE Class railroads (NS, BNSF, CN, UP, and CSX)



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