



I-269 LOGISTICS CENTER

BUILDING D

129 Commerce Parkway, Byhalia, MS 38611



LEASING AGENT

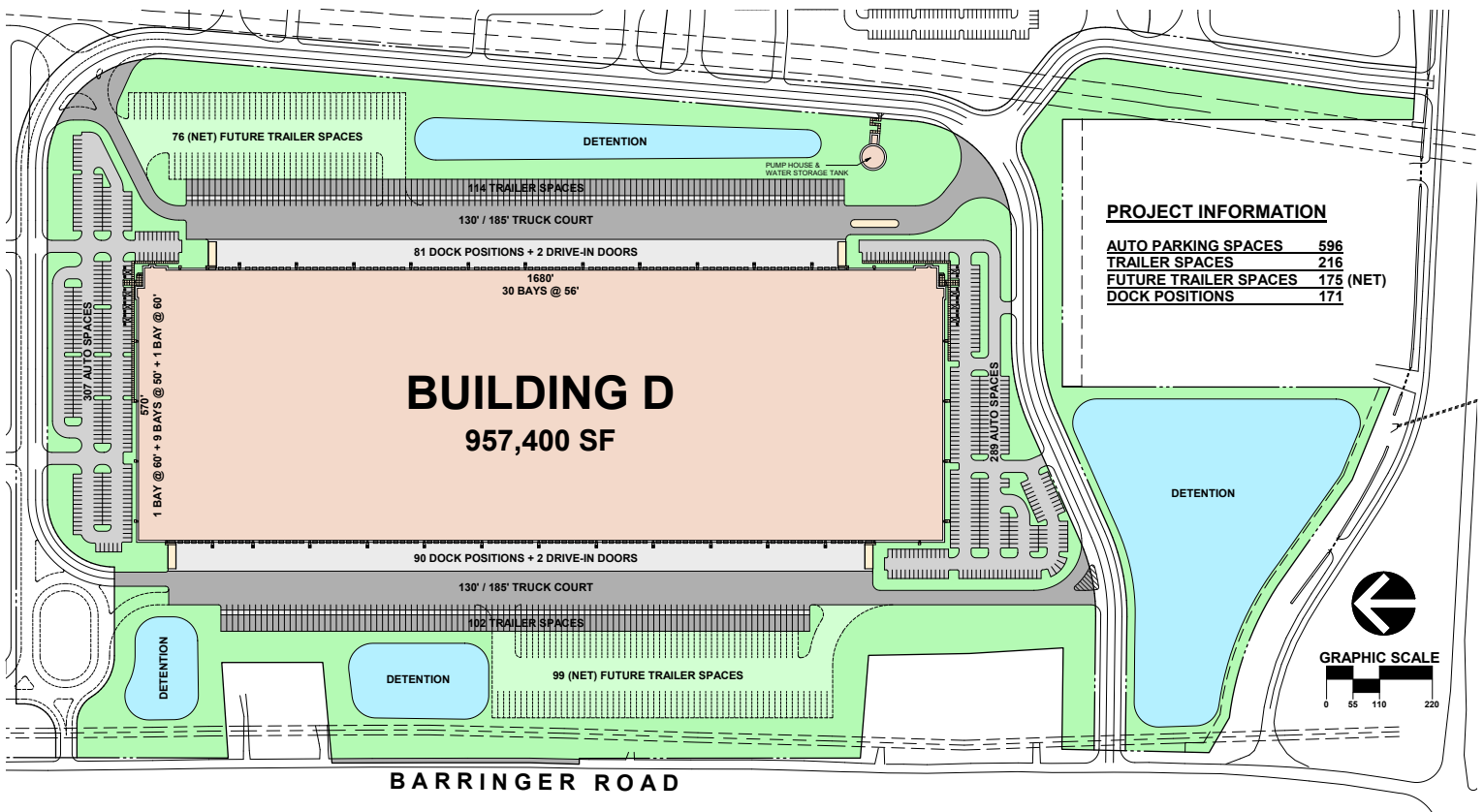


DEVELOPER

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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

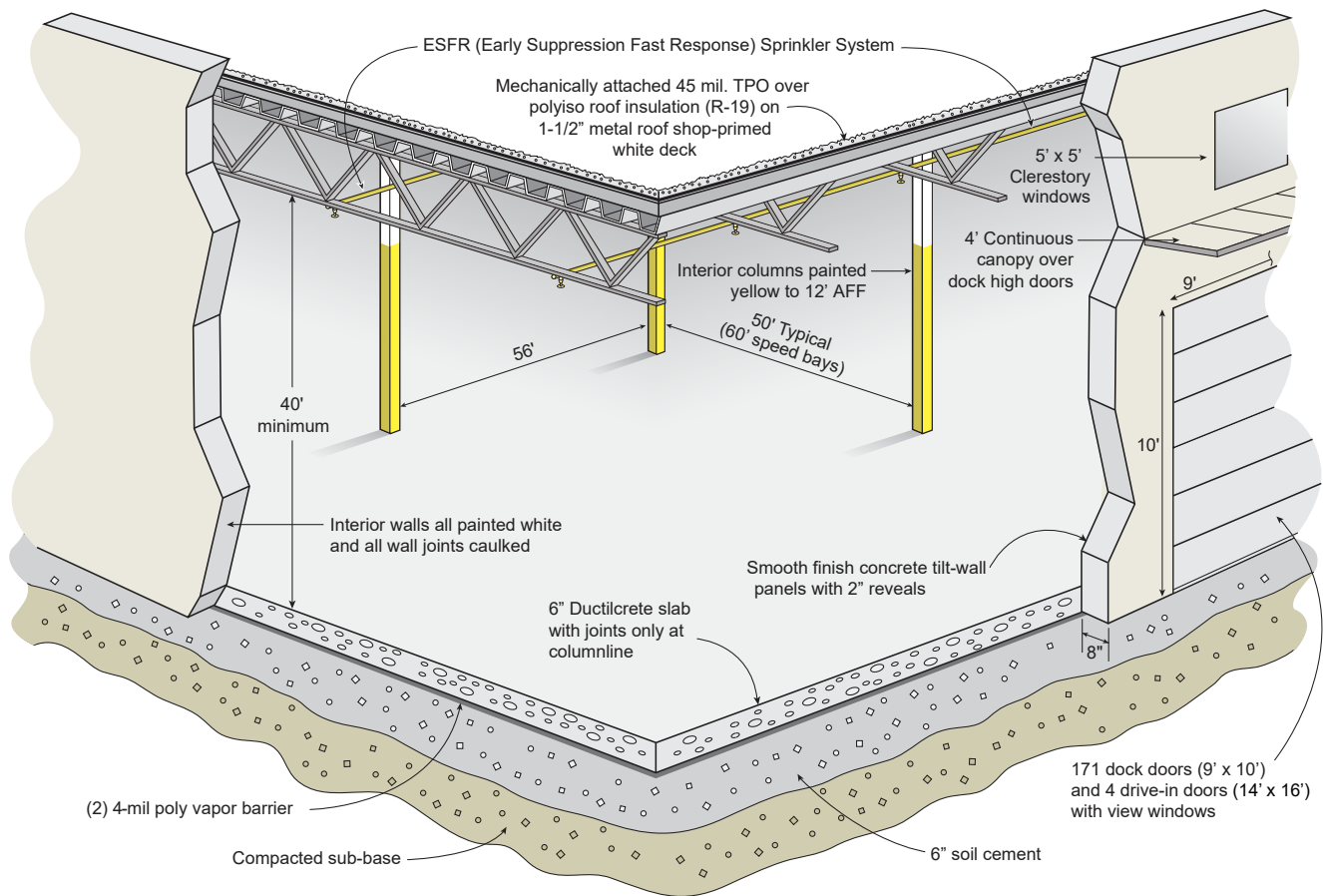
Marshall County grants both real and personal property tax exemptions for a period of ten (10) years. The exemption includes both real and personal property, however, it does not exempt school tax, road and bridge tax as well as taxes for parks and libraries.

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.

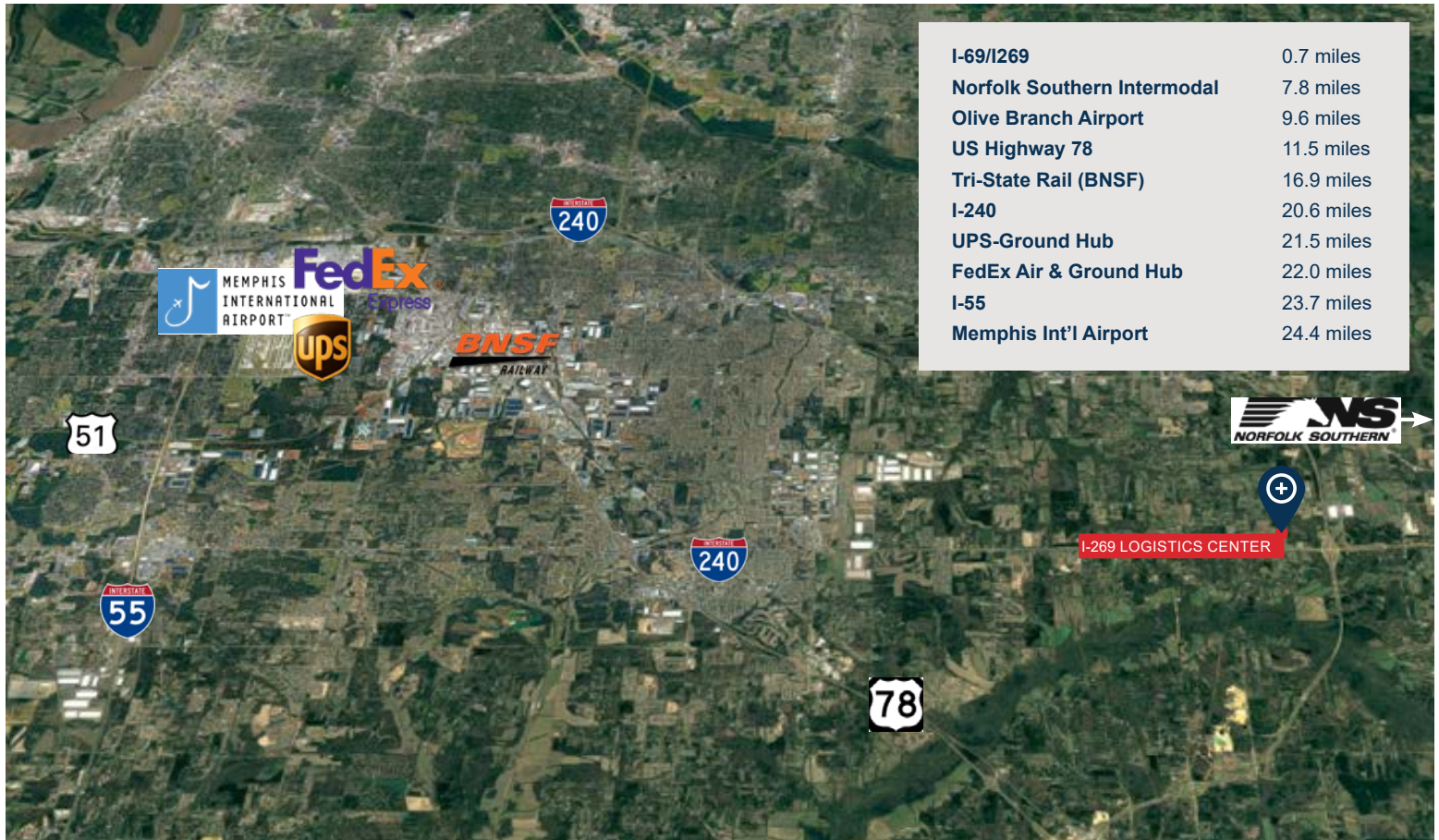
Tax Assessment Ration

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.

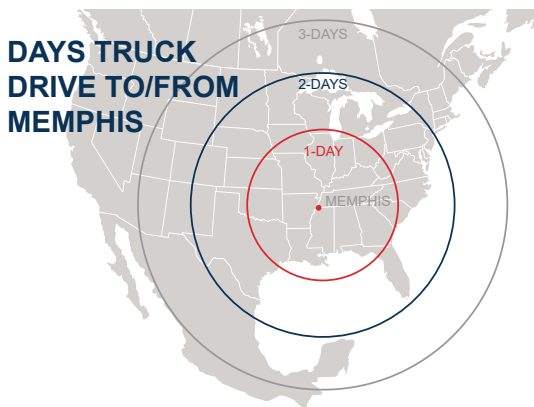
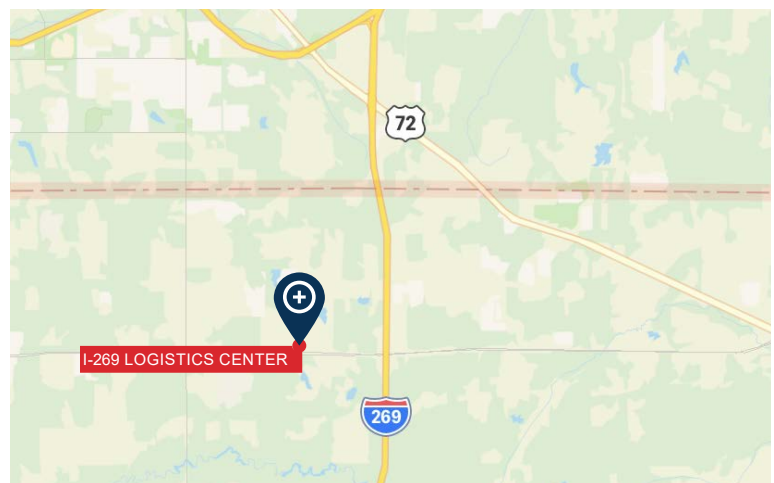
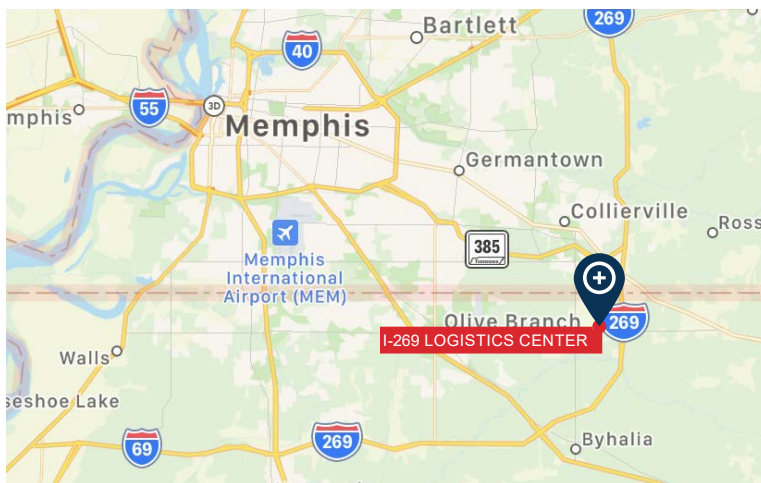


BUILDING SPECIFICATIONS

Square Footage	957,400 SF (570' x 1,680') - Expandable to 1,747,200 SF
Site Area	+/- 70.72 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	40' clear minimum
Dock High Doors	171 – 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	596 auto spaces
Trailer Storage	216 trailer storage locations - expandable to 391 total spaces
Electrical	3 phase, 480/277 volt system (amps designed to meet tenant's needs)
Sprinkler	ESFR sprinkler system with fire pump



I-69/I269	0.7 miles
Norfolk Southern Intermodal	7.8 miles
Olive Branch Airport	9.6 miles
US Highway 78	11.5 miles
Tri-State Rail (BNSF)	16.9 miles
I-240	20.6 miles
UPS-Ground Hub	21.5 miles
FedEx Air & Ground Hub	22.0 miles
I-55	23.7 miles
Memphis Int'l Airport	24.4 miles



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