

A DEVELOPMENT TO MEET THE NEEDS OF TODAY'S USERS FLEXIBLE INDUSTRIAL SITES FROM 294,840 UP TO 1,747,200 SF I-269 LOGISTICS CENTER

Byhalia, MS 38611



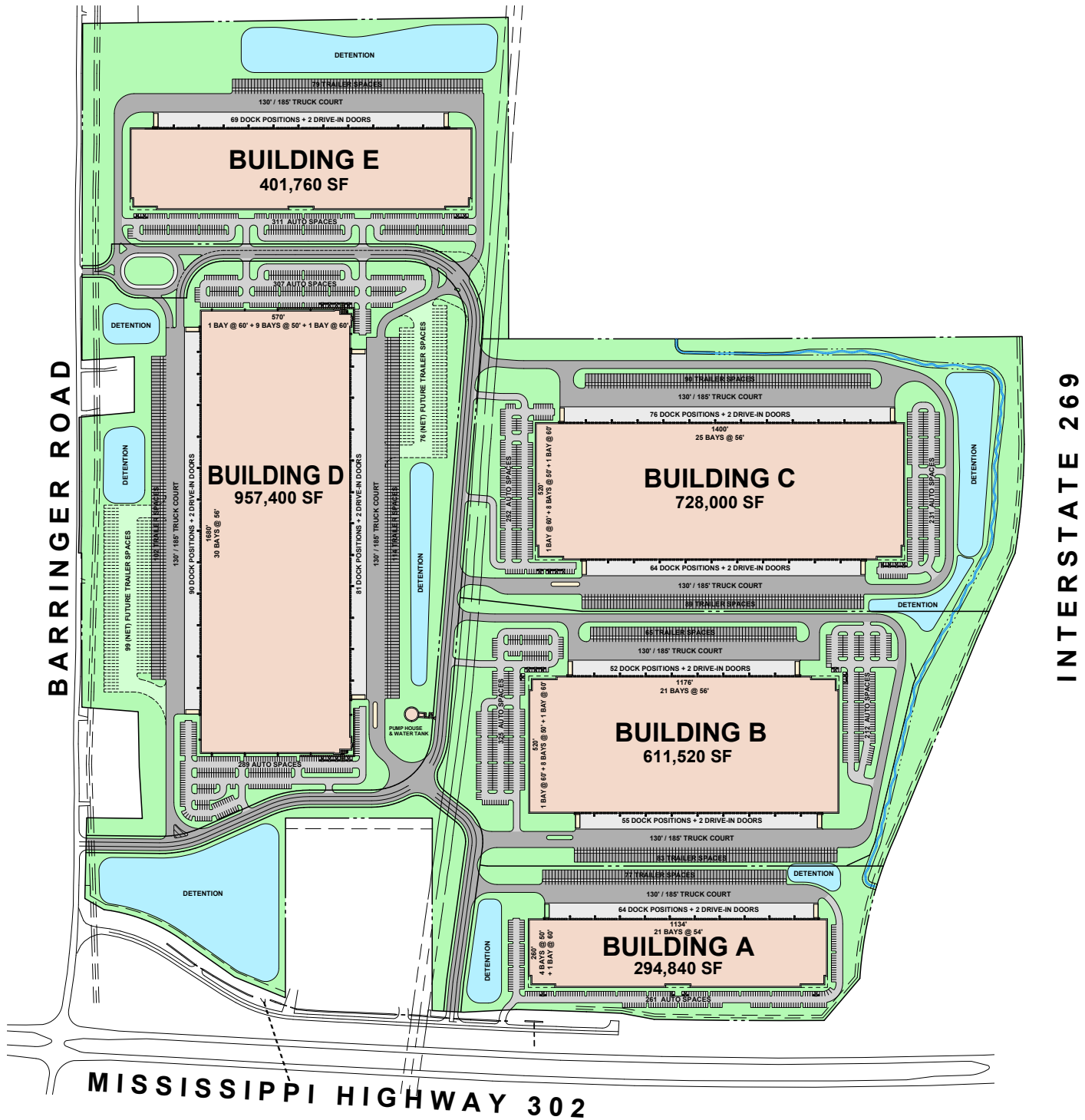
LEASING AGENT



DEVELOPER

I-269 LOGISTICS CENTER

Byhalia, MS 38611



BUILT FOR BUSINESS

Flexible sites from 294,840 SF up to 1,747,200 SF

BUILDING A SPECIFICATIONS

Square Footage	294,840 SF (260' x 1,134')	Dock High Doors	64 – 9' x 10' insulated
Configuration	Rear Load	Drive-In Doors	2 – 14' x 16' ramped
Column Spacing	54' wide x 50' deep, with 60' loading bays	Truck Court	130'-185' deep with 60' concrete apron
Slab Thickness	6" DuctilCrete slab with joints only at column lines	Auto Parking	261 auto spaces
Clear-Height	32' clear minimum	Trailer Storage	77 trailer storage spaces
		Sprinkler	ESFR sprinkler with fire pump

BUILDING B SPECIFICATIONS

Square Footage	611,520 SF (520' x 1,176')	Dock High Doors	107 – 9' x 10' insulated
Configuration	Cross Docked	Drive-In Doors	4 – 14' x 16' ramped
Column Spacing	56' wide x 50' deep, with 60' loading bays	Truck Court	130'-185' deep with 60' concrete apron
Slab Thickness	6" DuctilCrete slab with joints only at column lines	Auto Parking	537 auto spaces
Clear-Height	36' clear minimum	Trailer Storage	148 trailer storage spaces
		Sprinkler	ESFR sprinkler with fire pump

BUILDING C SPECIFICATIONS

Square Footage	728,000 SF (520' x 1,400')	Dock High Doors	140 – 9' x 10' insulated
Configuration	Cross Docked	Drive-In Doors	4 – 14' x 16' ramped
Column Spacing	56' wide x 50' deep, with 60' loading bays	Truck Court	130'-185' deep with 60' concrete apron
Slab Thickness	6" DuctilCrete slab with joints only at column lines	Auto Parking	483 auto spaces
Clear-Height	40' clear minimum	Trailer Storage	179 trailer storage spaces
		Sprinkler	ESFR sprinkler with fire pump

BUILDING D SPECIFICATIONS

Square Footage	957,400 SF (570' x 1,680') - Expandable to 1,747,200 SF	Dock High Doors	171 – 9' x 10' insulated
Configuration	Cross Docked	Drive-In Doors	4 – 14' x 16' ramped
Column Spacing	56' wide x 50' deep, with 60' loading bays	Truck Court	130'-185' deep with 60' concrete apron
Slab Thickness	6" DuctilCrete slab with joints only at column lines	Auto Parking	596 auto spaces
Clear-Height	40' clear minimum	Trailer Storage	216 trailer storage spaces (expandable to 391 total spaces)
		Sprinkler	ESFR sprinkler with fire pump

BUILDING E SPECIFICATIONS

Square Footage	401,760 SF (310' x 1,296')	Dock High Doors	69 – 9' x 10' insulated
Configuration	Rear Load	Drive-In Doors	2 – 14' x 16' ramped
Column Spacing	54' wide x 50' deep, with 60' loading bays	Truck Court	130'-185' deep with 60' concrete apron
Slab Thickness	6" DuctilCrete slab with joints only at column lines	Auto Parking	311 auto spaces
Clear-Height	32' clear minimum	Trailer Storage	79 trailer storage spaces
		Sprinkler	ESFR sprinkler with fire pump

INTERMODAL ADVANTAGES



NORFOLK SOUTHERN | MEMPHIS REGIONAL INTERMODAL FACILITY

Norfolk Southern's Memphis Regional Intermodal Facility opened its tracks in Fayette County, Rossville, Tennessee in July 2012. The facility is a strategic gateway where freight is transferred between trucks and trains along high-capacity intermodal routes across 11 states, spanning from Louisiana to New Jersey. The Memphis Regional Intermodal Facility offers truck-competitive service along various major interstate highway corridors, including: I-20, I-40, I-59, I-75, I-78, I-81, and I-85. The Norfolk Southern attracting economic prosperity for Tennessee and as well as the nation, These growths are being recognized as:

- Enhancing the benefits of jobs within the Memphis marketplace
- Reducing congestion related costs annually, as well as saving millions of dollars in traffic accidents
- Creating diversion of thousands of long haul trucks from congested interstates
- Saving more than 169 million of gallons of fuel annually and reducing the amount of carbon dioxide emissions

INCENTIVE BASICS | OPERATING EXPENSE COMPARISON

	MARSHALL COUNTY, MS	FAYETTE COUNTY, TN	DESOTO COUNTY, MS	SHELBY COUNTY, TN
Taxes - Unbated	\$0.55/SF	\$0.37/SF	\$0.55-\$0.60/SF	\$1.00-\$1.10/SF
TOTAL Operating Expense	\$0.90/SF	\$0.67 - \$0.72/SF	\$0.85 - \$0.90/SF	\$1.30 - \$1.50/SF
Taxes Abated*	\$0.20/SF	\$0.02/SF	\$0.40/SF	\$0.40/SF - \$0.45/SF
TOTAL Operating Expense (with abatement)	\$0.55/SF	\$0.32 - \$0.37/SF	\$0.70/SF	\$0.70/SF - \$0.80/SF
Abatement Term	Up to 10 year exemption (based on job creation and CapEx)	10 year exemption	10 year exemption	Average 5 year term; Maximum up to 15 year exemption

STATE INCOME TAX

MARSHALL COUNTY, MS	Yes	3% of first \$5,000; 4% of next \$5,000; 5% over \$10,000
DESOTO COUNTY, MS	Yes	3% of first \$5,000; 4% of next \$5,000; 5% over \$10,000
SHELBY COUNTY, TN	No	
FAYETTE COUNTY, TN	No	

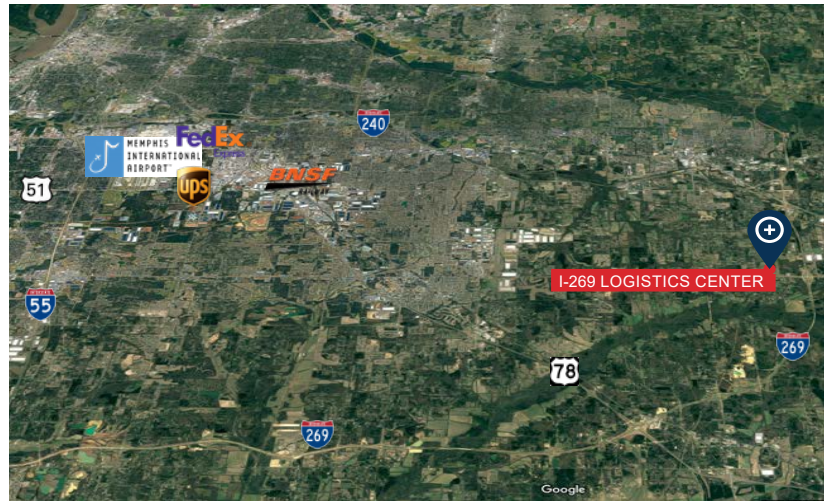
STATE INVENTORY TAX

MARSHALL COUNTY, MS	None	Freeport Warehouse Exemption for the life of the project. *Potentially willing to match Fayette County incentives on case by case basis.
DESOTO COUNTY, MS	None	Freeport Warehouse Exemption for the life of the project.
SHELBY COUNTY, TN	Yes	\$0.25/\$100 of finished goods capped at \$75,000/year (\$30M inventory)
FAYETTE COUNTY, TN	Yes	\$0.25/\$100 of finished goods capped at \$75,000/year (\$30M inventory). *Depending on project scope, years 1-7 taxes only on land value; approximately \$0.02/SF; Year 8 - 75% abatement on building, Year 9 - 50% and Year 10 - 25%

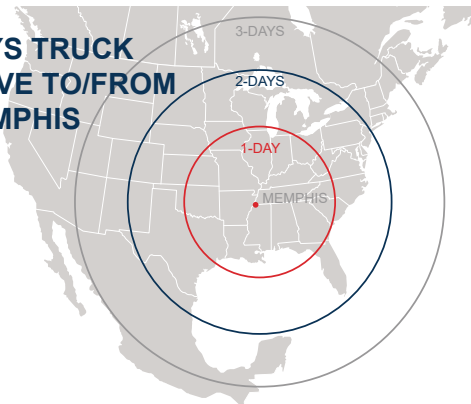
OUR NEIGHBORS



I-69/I-269	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



DAYS TRUCK DRIVE TO/FROM MEMPHIS



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