

STABILIZED CLASS A IOS INVESTMENT OPPORTUNITY

Confidential
Offering
Memorandum

4713 Lamar Ave. • 4505 Malone Rd.
Memphis, TN



4713 LAMAR AVE.



4505 MALONE RD.

Colliers

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Accelerating success.

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Colliers is pleased to present, on an exclusive basis, the opportunity to acquire two Class A Memphis, industrial assets — offered together as a portfolio or individually. Both sites are located in Memphis' Southeast submarket, which is Memphis' largest and most desired. The properties are also within minutes of BNSF Intermodal, FedEx World Hub and the region's five Class I rail yards. The portfolio pairs hard-to-replicate industrial outdoor storage (IOS), trailer parking with functional improvements and credit tenancy.

4713 Lamar Avenue - located directly across from BNSF's 125 acre, \$500M intermodal facility with the capability to handle upwards of 1,000,000 lifts annually.

4505 Malone Road - located in Memphis' largest and most sought after submarket with 110 million square feet of warehouse product within 3 miles.

Irreplaceable Infill Locations

4713 Lamar Ave. is on I-22, the primary corridor between Memphis and Atlanta.
4505 Malone Rd. is located 1.7 miles from I-22 and BNSF Intermodal Yard.

Credit Tenancy

Occupied by Ryder (3PL / fleet management - NYSE:R) and Western Oilfield Supply Company dba Rain for Rent (liquid handling, est. 1934) under net-lease structures.

Industrial Outdoor Storage

Stabilized, fenced, surface yard — one of the most supply-constrained and fastest growing industrial subtypes nationally.

NNN Lease Structures

Minimal landlord responsibilities.
Full property management in place

2
IOS
ASSETS

#1
U.S.
LOGISTICS
MARKET

4
MINUTES
TO BNSF TN
YARD

12.82±
TOTAL
ACRES

12
MINUTES
TO FEDEX
& UPS
AIR HUBS

39,763±
VEHICLES
PER DAY
ON LAMAR

Memphis is America's Distribution Center

Major Memphis
Transportation



Air



Road



Rail



River





Memphis is ranked nationally as the
Number 1 Logistics Leader - Business Facilities Magazine in 2016

Memphis is home to 3 Fortune 500 Companies



Memphis' Transportation



75% of the US can be reached within 20 hours by truck.



Memphis is one of four US cities served by 5 Class I rail systems.



Port of Memphis is the 5th largest inland port in the US.



Memphis Int'l Airport is the busiest air cargo airport in the US.

FedEx Global Hub

- FedEx is the world's largest air cargo facility, spanning 940 acres and capable of processing 3 million packages a day (47% of FedEx's total global volume).
- FedEx conducts 330+ flights per day in and out of Memphis International Airport.
- FedEx recently invested \$1.5B in a superHub modernization program.

Digital Delta xAI & Alphabet Data Centers

- Elon Musk's xAI chose Memphis for Colossus I & II - the world's largest supercomputer, scaling toward 1M GPUs.
- Google broke ground in 2025 on a \$4B AI/cloud data center campus in west Memphis, AR - just 15 minutes from Memphis.
- Data center development has turned Memphis into a global AI infrastructure hub, attracting follow-on investment from Hyosung, Supermicro and other AI related vendors.

Memphis' Numbers

- Memphis is the state's 2nd Most Populated City - **633,104**
- Recent new capital investments - **\$14.2B**
- Memphis has surpassed **\$100B** in Gross Regional Product
- Memphis moves **\$70M Tons** of Raw Commodities annually



Memphis' Intermodal

- BNSF operates a 185 acre intermodal hub in Memphis.
- One of the largest in the nation, featuring 44,700 feet of production track and 5 wide-span cranes.
- Capacity of 1M container lifts per year.



Colliers

Our Mission

Maximize the potential of property to accelerate the success of our clients and our people.

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