

641 UNITECH DRIVE

JACKSON, TN 38301



SINGLE-TENANT NET LEASE
INDUSTRIAL INVESTMENT OPPORTUNITY



641 UNITECH DRIVE

JACKSON, TN 38301

Table of Contents

Property Highlights	4
Property Positioning	11
Market Overview	15



THE OFFERING - STRONG TENANT

OFFERING SUMMARY

NOI	\$414,165*
SUBMARKET	West
ACREAGE	9.16 (Total Land)
SIZE (SF)	94,992 (Building RBA)
NUMBER OF TENANTS	1
OCCUPANCY	100%
LEASE STRUCTURE	Absolute NNN
LEASE TERM	6-Year renewal commencing September 1, 2026



**As of September 1, 2026*

641 UNITECH DRIVE

JACKSON, TN 38301

PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

Strong Credit Tenant - 3,000 global employees and over \$2B in revenue

Long-Term Tenancy - Recently renewed through 8/31/2032

Absolute Net Lease Structure (NNN) - Tenant responsible for all maintenance, repair & replacement

Strong Building Functionality

LED Fixtures

Limited Relocation Options

Tenant maintains Jackson presence with multiple locations

Access to Power - Substation

Recent CapEx Investment into Property



PARCEL OUTLINE & CORPORATE NEIGHBORS



THE PROPERTY - STRONG BUILDING FUNCTIONALITY



THE PROPERTY - LONG-TERM TENANCY



BUILDING SPECS - ABSOLUTE NET LEASE

PARCEL ID	109A-A-025.10
BUILDING SIZE (SF)	94,992
ACRES	9.16
ZONING	I-2
DOCKS	9 Fully Equipped
DRIVE-INS	3
YEAR BUILT	1979
# OF STORIES	1
PARKING SPACES	48 (Sealed & Stripped 2024)
PARKING RATIO	0.5/1000
CONSTRUCTION	Steel
SPRINKLERS	Wet (.22 GPM/SF)
ROOF	20 Year (2023)
LIGHTING	LED & Flourescent
HVAC	8 Total Units, 1-7 Ton Split (2025), 6-5 Ton & 1-3 Ton Split
CLEAR HEIGHT	17.5' - 23'
PERIMETER FENCING	8' Chainlink w/ Barbwire (2024)
HEATING	Gas Warehouse Heaters (2024)



TENANT - STRONG JACKSON, TN FOOTPRINT



INGRAM DISTRIBUTION CENTER
JACKSON, TN

Ingram Content Group is one of the world's largest and most trusted distributors of books and digital content. Serving publishers of all sizes, Ingram provides end-to-end solutions including global print-on-demand, physical and digital distribution, sales representation, and supply-chain services. With an unmatched worldwide network and advanced technology platform, Ingram helps content reach retailers, libraries, schools, and consumers quickly and efficiently—anywhere in the world.

FULL-SERVICE DISTRIBUTION PARTNERS



Global sales, strategic marketing, and exemplary client service in support of a community of indie publishers.



Offers complete distribution services and marketing solutions tailored for academic publishers.



The logistical and operational power of Ingram with leading sales and marketing services



Personalized sales and support from a team with a knack for choosing breakout titles and building bestsellers.



A home for high-profile brands & entrepreneurial publishers. Maximize publisher sales potential with hands-on service.

641 UNITECH DRIVE

JACKSON, TN 38301

PROPERTY POSITIONING

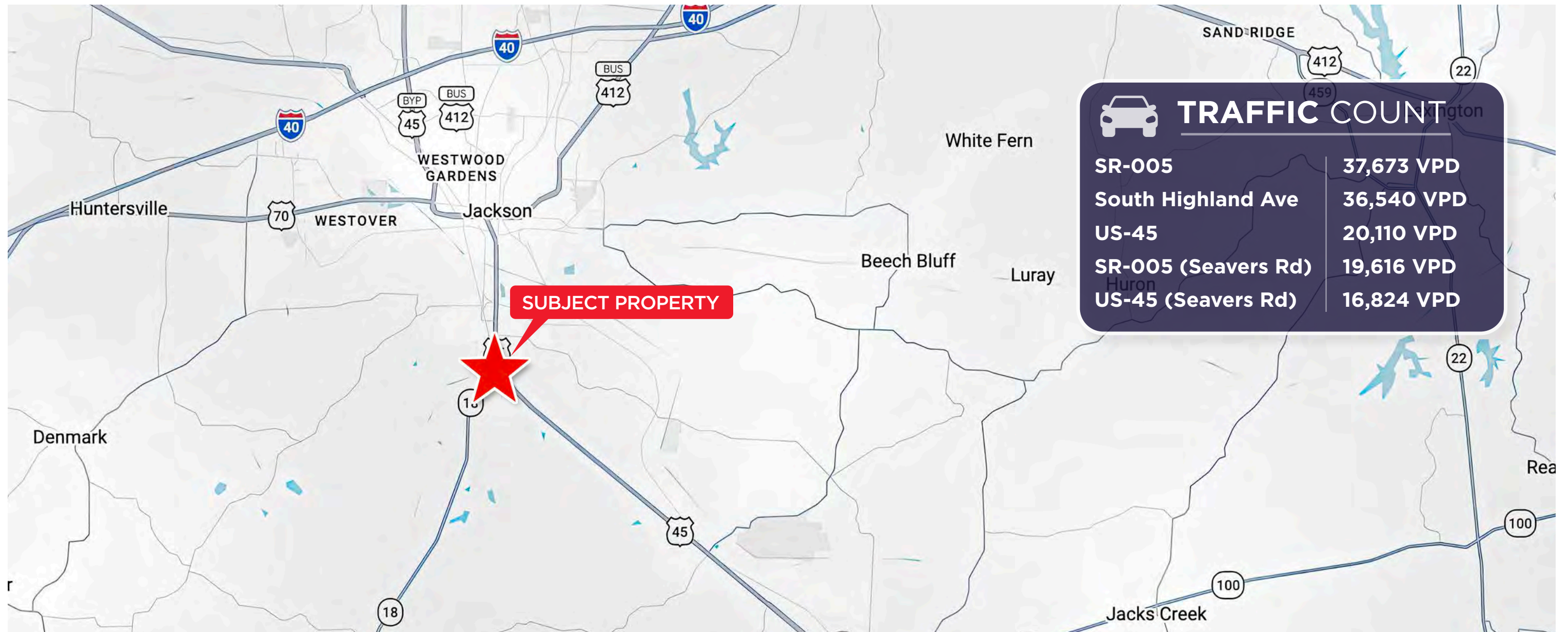


CUSHMAN &
WAKEFIELD



COMMERCIAL
ADVISORS

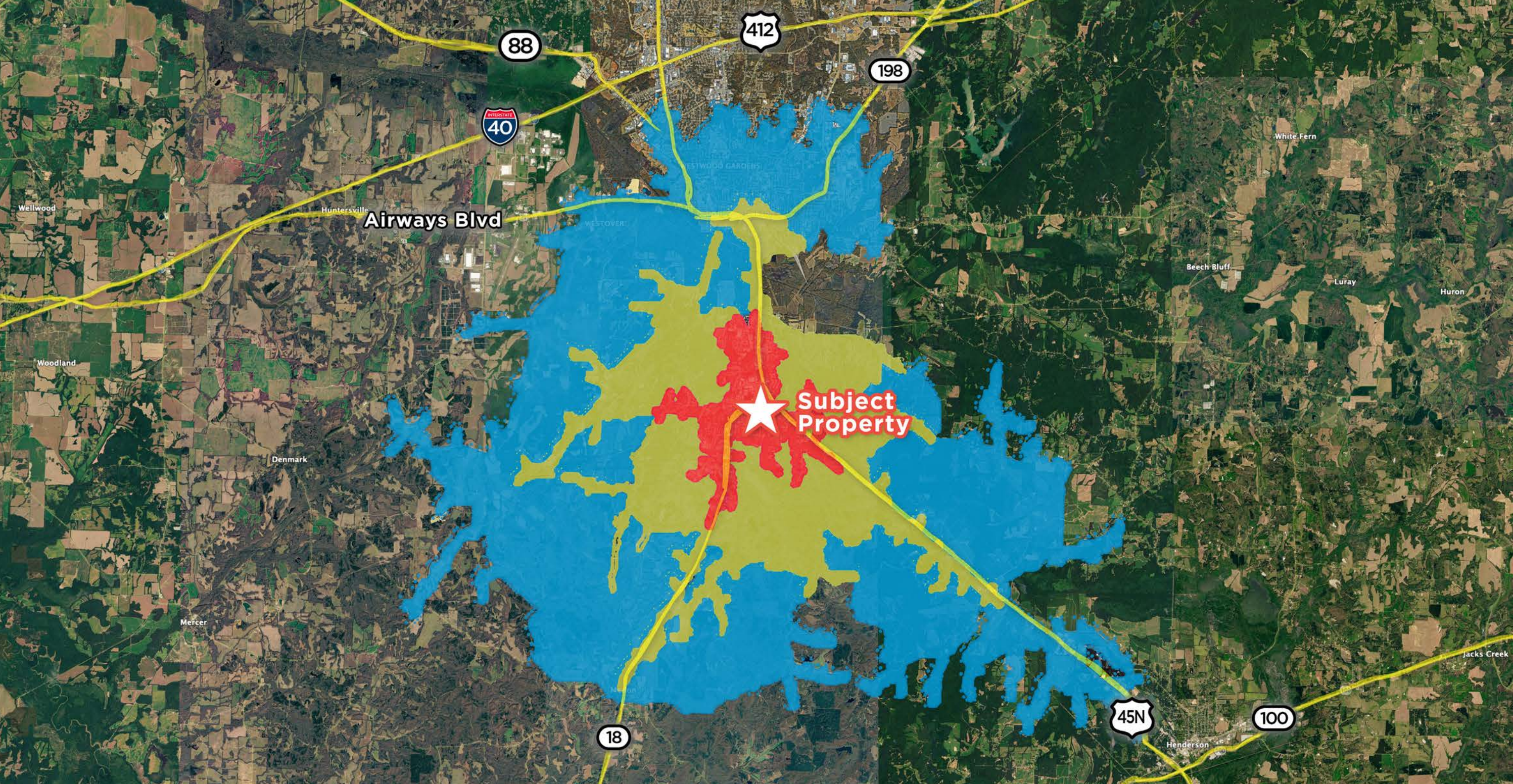
TENNESSEE WEST AREA SUBMARKET



TENNESSEE WEST AREA FUNDAMENTALS

The Tennessee West industrial submarket is one of Jackson's most established distribution and manufacturing corridors. Positioned near I-40 and the U.S. 45 Bypass, it offers excellent regional connectivity to Memphis, Nashville, and the broader Southeast. Strong access to transportation infrastructure, proximity to the Jackson workforce base, and a concentration of industrial users support consistent performance and long-term stability for logistics, warehousing, and light manufacturing operations.

DRIVE TIME MAP - STRONG LABOR ACCESSIBILITY



DRIVE TIME KEY: ■ 5 MINUTES ■ 10 MINUTES ■ 15 MINUTES

DEMOGRAPHICS - CLOSE WORKFORCE PROXIMITY

YEAR 2025	5 MINUTES	10 MINUTES	15 MINUTES
Population	2,831	9,586	30,588
Median Age	42.5	40.7	37.7
Avg Household Income	\$74,669	\$69,938	\$60,229
Per Capita Income	\$31,899	\$27,531	\$24,907
Total Businesses	184	596	1,296
Total Employees	1,524	6,060	24,411
Employment (White Collar)	753	2,030	5,686
Employment (Blue Collar)	379	1,072	3,243
Employment (Services)	198	597	2,481
Unemployemnt Rate	3.50%	3.90%	7.30%

source: Esri, May 2026

641 UNITECH DRIVE

JACKSON, TN 38301

MARKET OVERVIEW



JACKSON OVERVIEW

JACKSON, TN

Jackson, Tennessee, is a dynamic regional hub in West Tennessee, offering a strong blend of economic stability, strategic location, and community-driven growth. Positioned between Memphis and Nashville, Jackson serves as a key commercial and industrial center for the region. The city features a revitalized downtown, a growing healthcare and manufacturing base, and a strong cultural identity rooted in music and history.

Home to Union University, Jackson benefits from a steady pipeline of educated talent and a vibrant campus environment. Major employers in healthcare, advanced manufacturing, and distribution contribute to a diversified economy. With continued investment, a pro-business climate, and a central location along major transportation corridors, Jackson is an attractive destination for businesses, residents, and regional investment.

DEMOGRAPHICS:

- **Population:** Approximately 68,000 (city) and over 130,000 in the metro area.
- **Growth Rate:** Stable growth with steady regional expansion over the past decade.
- **Median Age:** Around 35 years, reflecting a balanced workforce demographic.

STRATEGIC ADVANTAGES:

- **Location:** Centrally located along the I-40 corridor between Memphis (≈85 miles west) and Nashville (≈130 miles east), providing access to major Southeastern markets.
- **Transportation:** Direct access to Interstate 40, a major east-west logistics corridor. The city is also served by rail and McKellar-Sipes Regional Airport, supporting regional connectivity for business and distribution.



COMMUNITY VISION STATEMENT



Jackson, Tennessee aims to be West Tennessee’s premier regional hub, driven by innovation and growth while preserving its heritage and community.

GUIDING PRINCIPLES:

- **Strategic Growth:** Promote smart, sustainable development that strengthens Jackson’s position as a regional economic hub.
- **Economic Diversification:** Support a balanced mix of industries—including healthcare, advanced manufacturing, logistics, and education—to ensure long-term stability.
- **Infrastructure Investment:** Enhance transportation, utilities, and digital connectivity to support business expansion and future growth.
- **Workforce Development:** Partner with local institutions like Union University and Jackson State Community College to cultivate a skilled, job-ready workforce.
- **Business-Friendly Environment:** Maintain policies and leadership that attract new investment while supporting existing businesses.
- **Quality of Life:** Invest in neighborhoods, public spaces, healthcare access, and cultural amenities to retain and attract residents.
- **Regional Connectivity:** Leverage Jackson’s central location between Memphis and Nashville to enhance trade, mobility, and market access.
- **Community Engagement:** Encourage collaboration between public, private, and civic stakeholders to ensure inclusive and transparent growth.



OFFERING SUMMARY

641 UNITECH DRIVE

JACKSON, TN 38301

CONTACTS

INVESTMENT ADVISOR

Landon Williams, SIOR, CCIM
901 362 4306
lwilliams@commadv.com

INVESTMENT ADVISOR

David P. McGahren, SIOR
615 301 2810
david.mcgahren@cushwake.com

INVESTMENT ADVISOR

Ryan Thomas, SIOR
717 422 7725
rthomas@commadv.com

OPERATIONS LEAD

Katie Hargett
901 273 2357
khargett@commadv.com

The information contained in this Offering Summary is confidential, furnished solely for the purpose of review by a prospective purchaser of 641 Unitech Dr, Jackson, TN 38301 (the "Property") and is not to be used for any other purpose or made available to any other person without the expressed written consent of Cushman & Wakefield | Commercial Advisors (CWCA) ("The Company") or the Owner ("Owner"). The material is based in part upon information supplied by Owner and in part upon information obtained by The Company from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all inclusive, but rather only an outline of some of the provisions contained therein. No warranty or representation, expressed or implied, is made by Owner, The Company, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

This Offering Summary was prepared by The Company and has been reviewed by Owner. It contains select information pertaining to the Property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Summary, certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Summary is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by The Company or Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein. Owner and The Company expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any interested party reviewing this Offering Summary or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed and delivered by Owner and such party and any conditions to Owner's obligations thereunder have been satisfied or waived and then only to the extent expressly provided for therein. The Company is not authorized to make any representations or agreements on behalf of Owner.

This Offering Summary is the property of The Company and may be used only by parties approved by The Company and Owner. The Property is privately offered and, by accepting delivery of this Offering Summary, the party in possession hereof agrees (i) to return it to Commercial Advisors immediately upon request of The Company or Owner and (ii) that this Offering Summary and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Summary may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of The Company and Owner.

The terms and conditions set forth above apply to this Offering Summary in its entirety.

This is not an offer and no party shall be bound by any terms, conditions, proposals or agreements described herein or otherwise until a legally binding agreement(s) is fully executed and distributed. Cushman & Wakefield | Commercial Advisors ("Broker") makes no representations or warranties as to the accuracy of this information and interested parties bear the entire burden of investigating every aspect of the subject property/transaction before entering into any binding agreement(s).



**COMMERCIAL
ADVISORS**