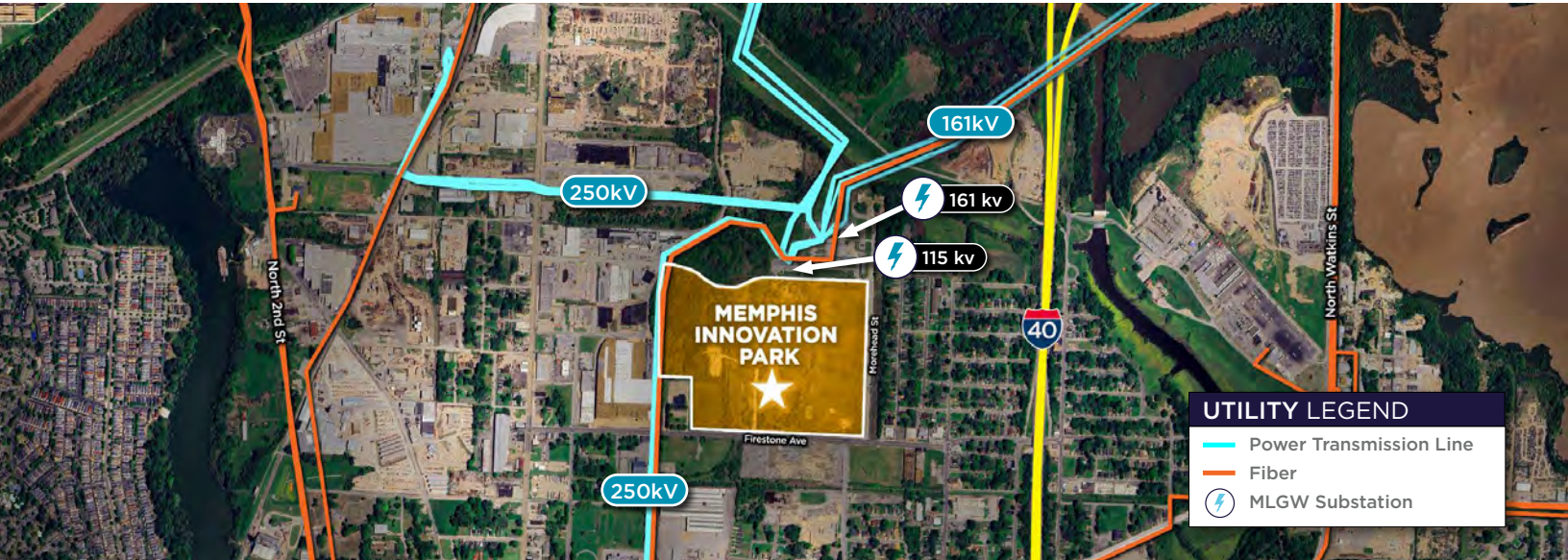


MEMPHIS INNOVATION PARK

900 FIRESTONE AVE | MEMPHIS, TN 38107



INDUSTRIAL PROPERTY AVAILABLE +/-71 ACRES

INFRASTRUCTURE HIGHLIGHTS

- Opportunity Zone + Brownfield = Access to New Market Tax Credits, Federal Grants, and Investment Tax Credits - Up to 110% of cost
- Up to 50% tax credits achievable for use of geothermal heating & cooling systems
- Job Tax Credit / Enhanced Job Tax Credit - Up to 50% F&E taxes & up to 100% of F&E tax liability
- Additional incentives include Industrial Machinery Tax Credit and Sales & Use Tax Exemptions for Manufacturing, Warehouse/Distribution, and Data Centers
- Adjacent to MLGW substation with scalable grid access
- Access to digital infrastructure and fiber-ready
- Build-to-suit options for a wide range of industrial and datacenter uses, Battery Energy Storage System (BESS)



ZONING & DESIGNATIONS:

- **Heavy Industrial** - ideal for manufacturing and logistics uses
- **Opportunity Zone** - drawing investment into economically distressed areas
- **Brownfield Designation** - fully mitigated and development-ready

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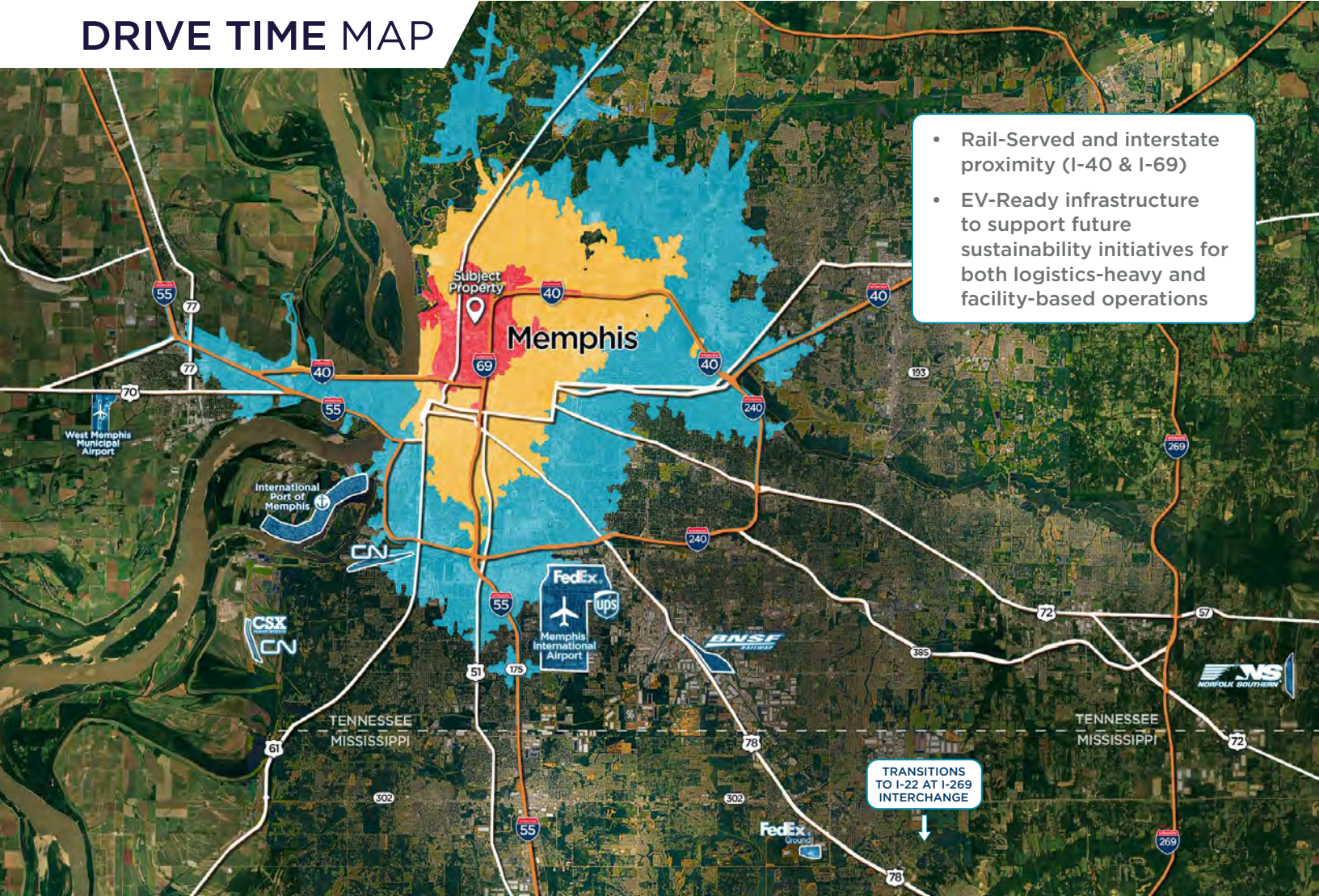
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DRIVE TIME MAP



- Rail-Served and interstate proximity (I-40 & I-69)
- EV-Ready infrastructure to support future sustainability initiatives for both logistics-heavy and facility-based operations

5 MINUTES 10 MINUTES 15 MINUTES

				Airport Logistics Hubs				DOWNTOWN MEMPHIS
3 MINS	4 MINS	6 MINS	15 MINS	13 MINS	17 MINS	16 MIN	37 MINS	7 MINS
1 MILE	3 MILES	11 MILES	11 MILES	17 MILES	24 MILES	27 MILE	42 MILES	3 MILES

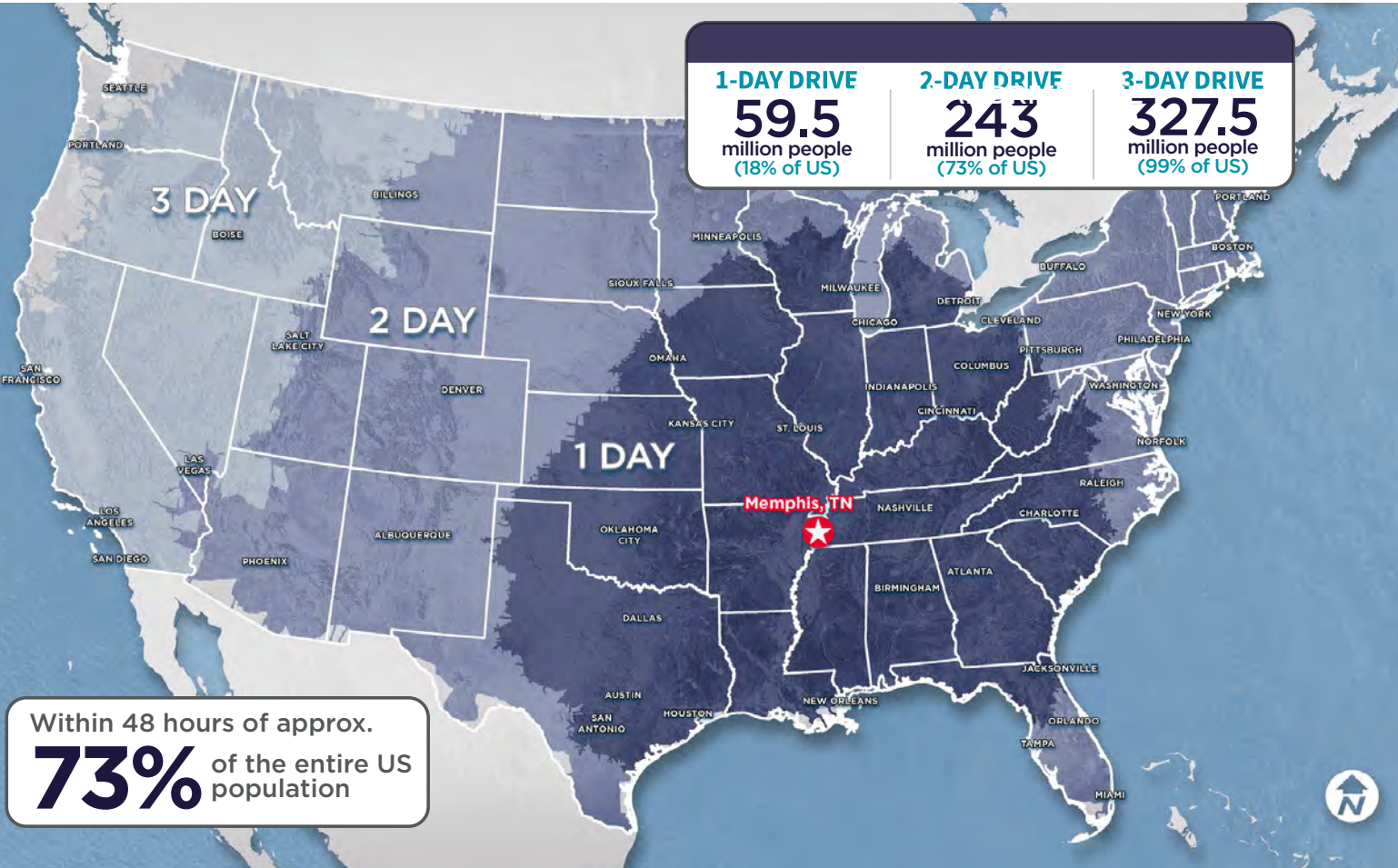
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MEMPHIS, TN AMERICA'S DISTRIBUTION CENTER



LOCATION + INFRASTRUCTURE BY THE NUMBERS



1st

Largest Cargo Airport in the US



3rd

Busiest Trucking Corridor



5

Class 1 Railroads in the US



5th

Largest Inland Port in the US

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