

110,000 - 225,000± SF
Build to Suit Sites Available (8-29 acres)

MANUFACTURING | WAREHOUSE | DISTRIBUTION

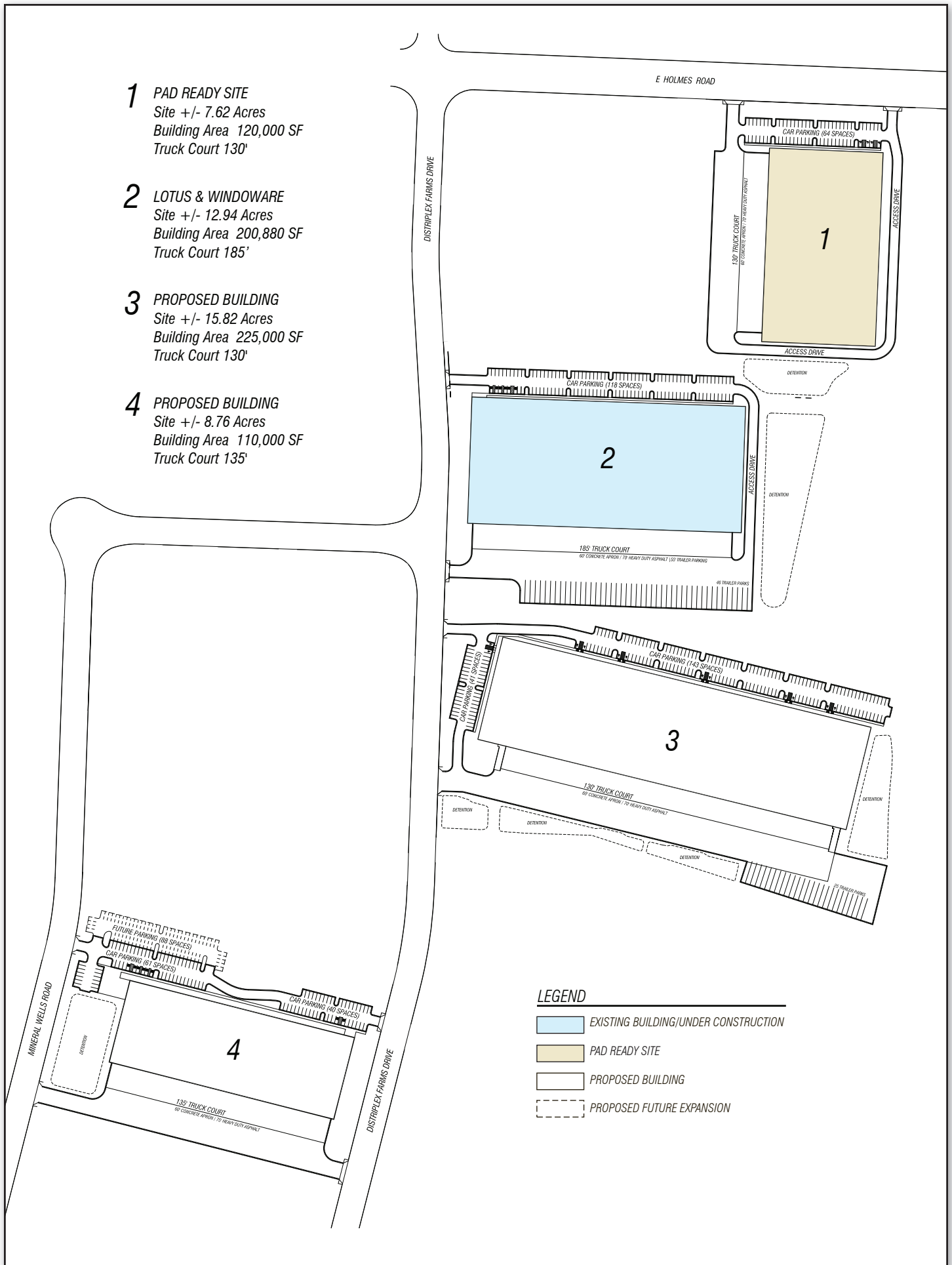
DISTRIPLEX FARMS

Shelby County | Memphis, TN



Photo taken on 8/15/25

- 1** PAD READY SITE
Site +/- 7.62 Acres
Building Area 120,000 SF
Truck Court 130'
- 2** LOTUS & WINDOWWARE
Site +/- 12.94 Acres
Building Area 200,880 SF
Truck Court 185'
- 3** PROPOSED BUILDING
Site +/- 15.82 Acres
Building Area 225,000 SF
Truck Court 130'
- 4** PROPOSED BUILDING
Site +/- 8.76 Acres
Building Area 110,000 SF
Truck Court 135'



Park Features

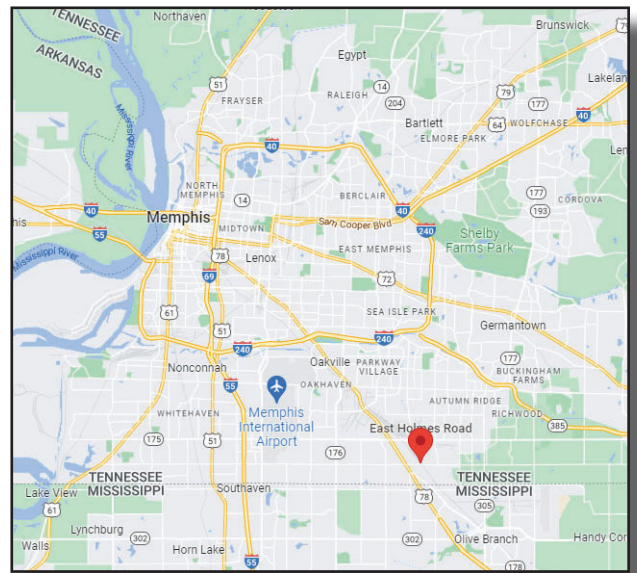
- Sites Ranging from 8 - 29 Acres
- Build to Suit Sites Available from 120,000 to 420,000 SF
- TurnKey Design/Build Services Available

Utilities

- Memphis Light, Gas, & Water
 - Water: 12"
 - Sewer: 8"
 - Electric: 23KV 3-phase
 - Gas: 6"
- City of Memphis Police & Fire

Why Memphis?

With a world-class global logistics network and an integrated infrastructure, it's no wonder that Memphis - thanks to FedEx - has earned the title of America's Distribution Center. The Memphis economy is anchored by transportation, distribution, and logistics. With the ability to reach 75% of the United States population in a 2-day drive, companies enjoy the advantageous operating environment with a large pool of skilled and work-ready talent.



Distance to	Miles
Memphis Intl Airport/FedEx World Hub	10
BNSF Intermodal	4
NS Railway - Forrest Yard	12
CN & CSX Railway	17
FedEx Ground	6
Union Pacific	13
UPS Hub	9

Major Companies in Memphis



Regional Infrastructure

Runway



#1 Busiest Cargo Airport in the World

Rail



5 Class I Railroads

Road



3rd Busiest Trucking Corridor in U.S.

River



#5 Largest Inland Port in U.S.



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