



# MEMPHIS INNOVATION PARK

900 FIRESTONE AVE | MEMPHIS, TN 38107



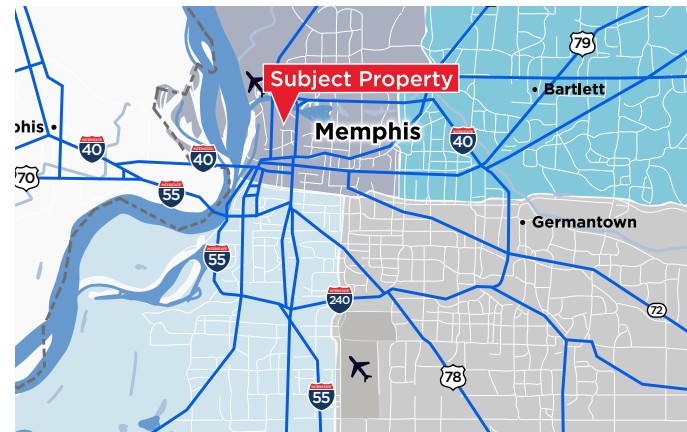
**UTILITY LEGEND**

- Power Transmission Line
- Fiber
- MLGW Substation

## 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
- 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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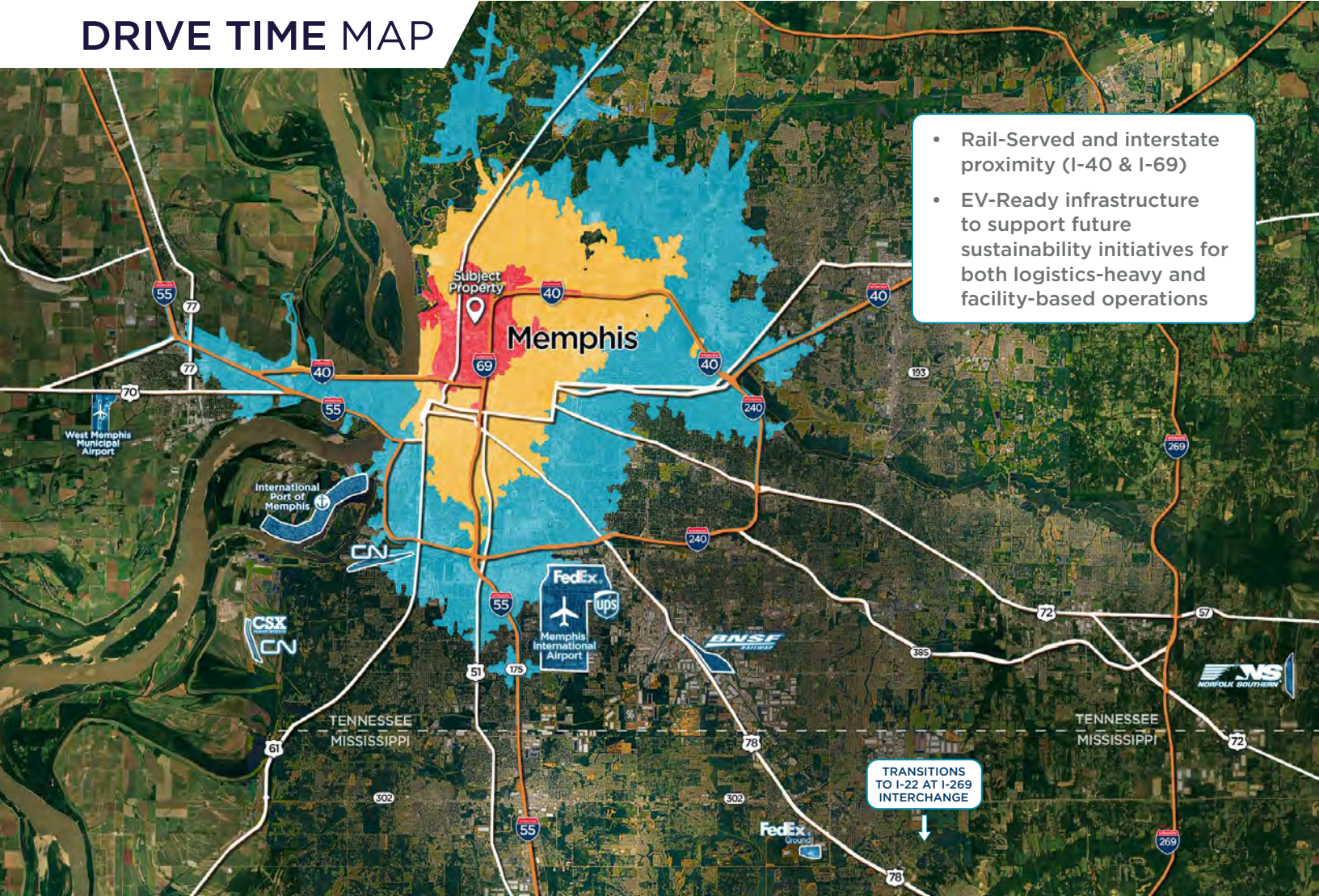
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## DRIVE TIME MAP



- 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
<b>3</b> MINS	<b>4</b> MINS	<b>6</b> MINS	<b>15</b> MINS	<b>13</b> MINS	<b>17</b> MINS	<b>16</b> MIN	<b>37</b> MINS	<b>7</b> MINS
<b>1</b> MILE	<b>3</b> MILES	<b>11</b> MILES	<b>11</b> MILES	<b>17</b> MILES	<b>24</b> MILES	<b>27</b> MILE	<b>42</b> MILES	<b>3</b> MILES

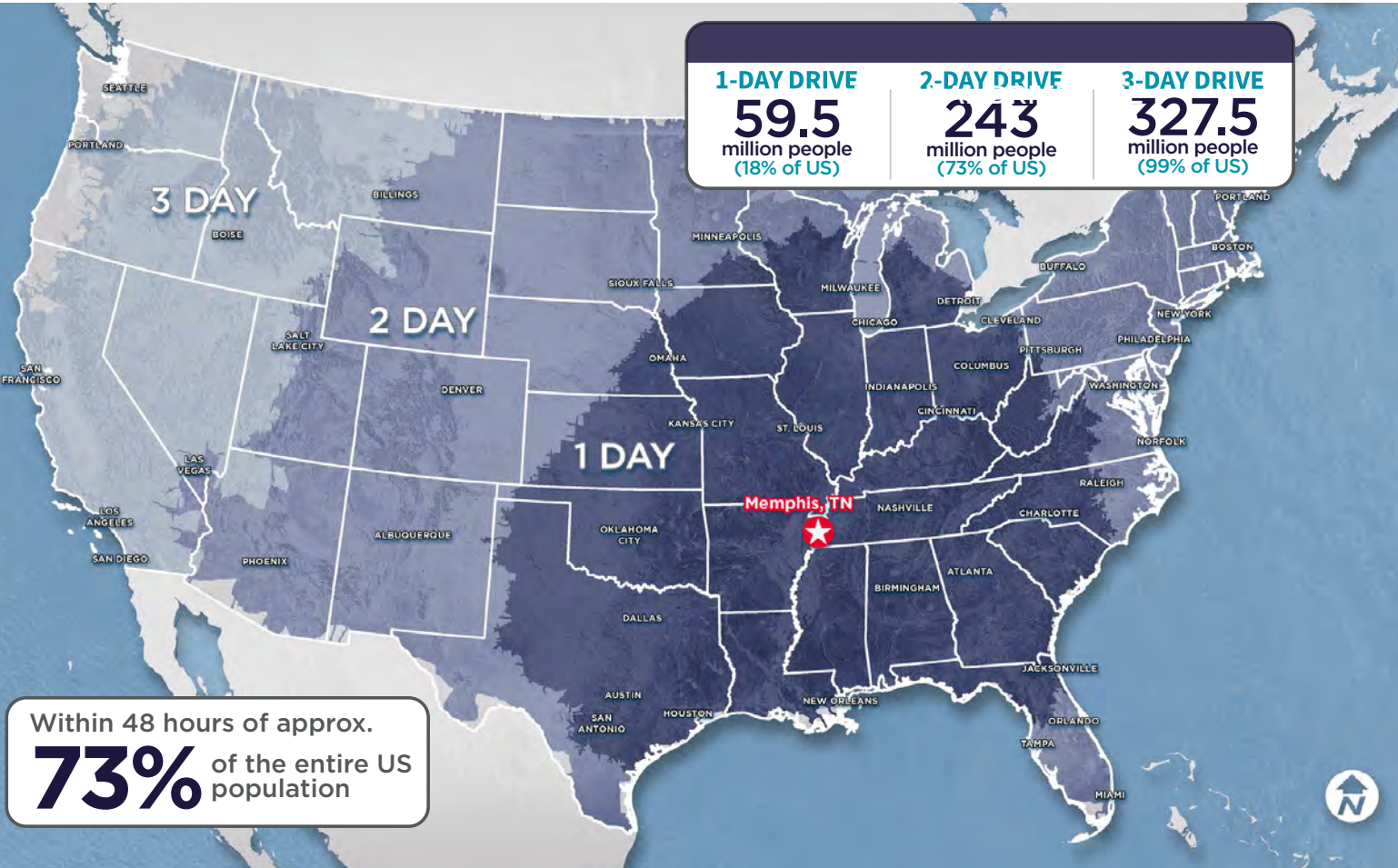
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## MEMPHIS, TN AMERICA'S DISTRIBUTION CENTER



### 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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