



INTERCHANGE

COMMERCE CENTER

280 Mt. Carmel Road
Byhalia, MS



PROPERTY OVERVIEW

Interchange Commerce Center (ICC) is a 327 acre master-planned industrial park strategically located at the southeast quadrant of I-269 & Highway 302, offering convenient access & great visibility from both roadways. Interchange Commerce Center sits in Memphis’ most active submarket, Marshall County, which is home to some of the highest profile distribution centers, including Kellogg’s, Baxter, Nike, and Amazon. Interchange Commerce Center is developed by Scannell, a privately owned real estate development and investment company that focuses on build-to-suit and speculative development projects throughout the United States, Canada and Europe. In business since 1990, Scannell offers experienced leadership, a history of successful commercial development projects, broad geographic reach and expertise in a wide range of building types.



LOW CRIME



ATTRACTIVE INCENTIVES
READILY AVAILABLE

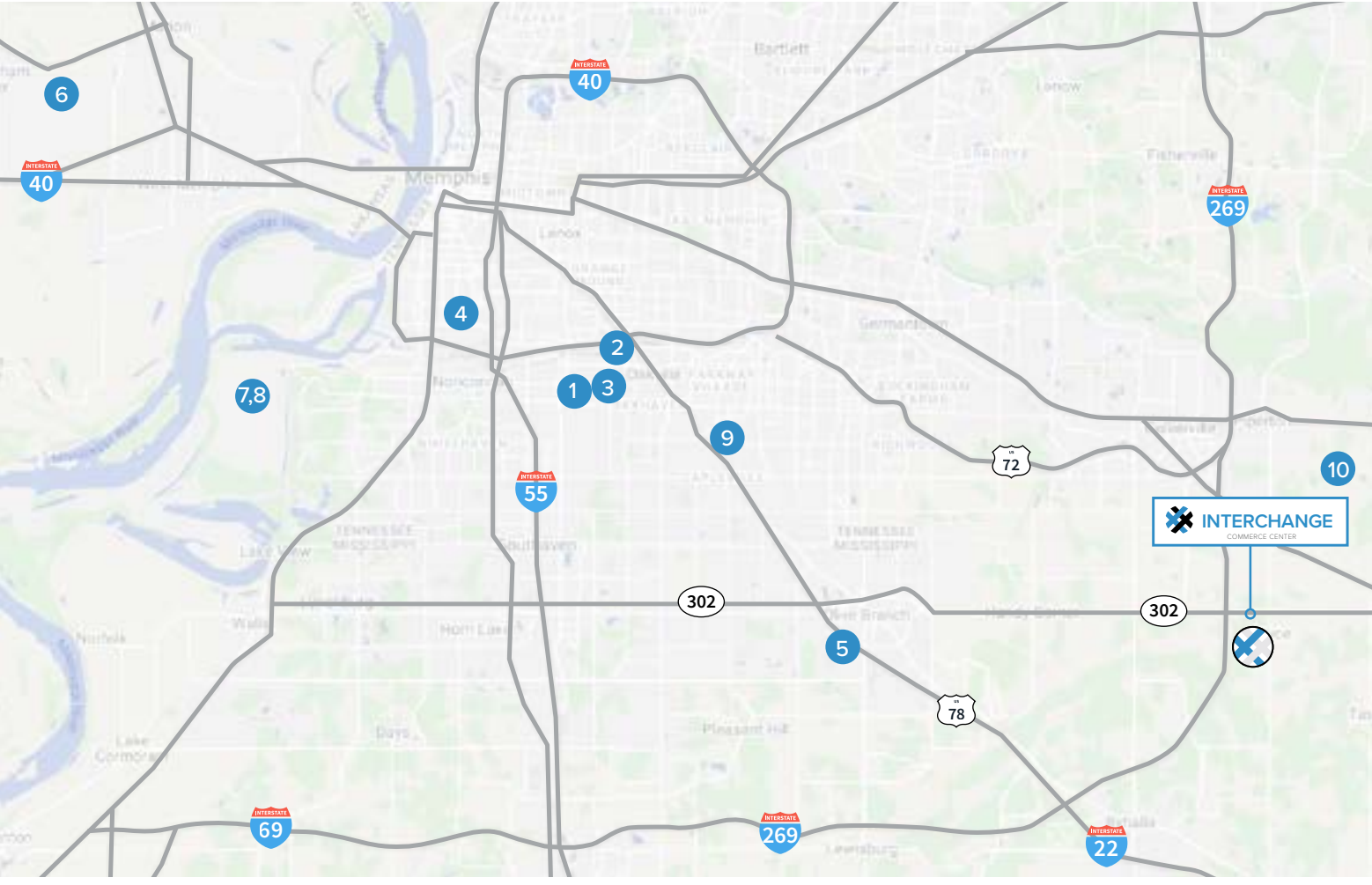


INNOVATIVE
CONSTRUCTION



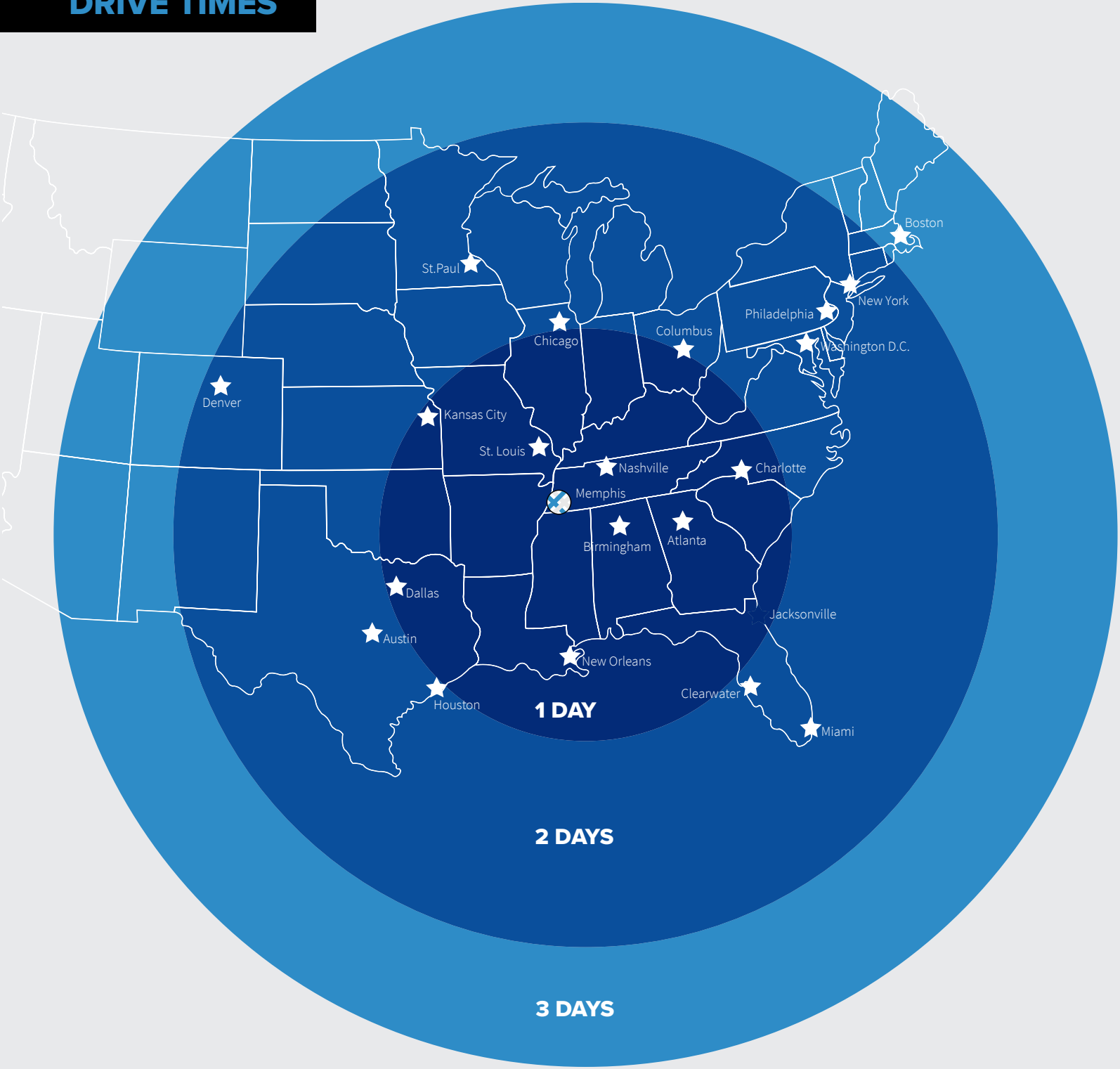
LOCATION HIGHLIGHTS

Interchange Commerce Center is **CONVENIENTLY LOCATED** near I-269, which provides easy access from all areas in the Memphis MSA. In addition, I-269 connects all interstate and highway systems in the region creating fantastic logistics connectivity.



1. Memphis Intl Airport
4. Fedex Ground MEM
7. CN Intermodal Yard
10. NS Intermodal Yard
2. Fedex World Hub
5. Fedex Ground DeSoto
8. CSX Intermodal Yard
3. UPS Regional Hub
6. UP Intermodal Yard
9. BNSF Intermodal Yard

DRIVE TIMES



75%

OF THE US POPULATION
ACCESSIBLE VIA TWO
DAY DRIVE

5

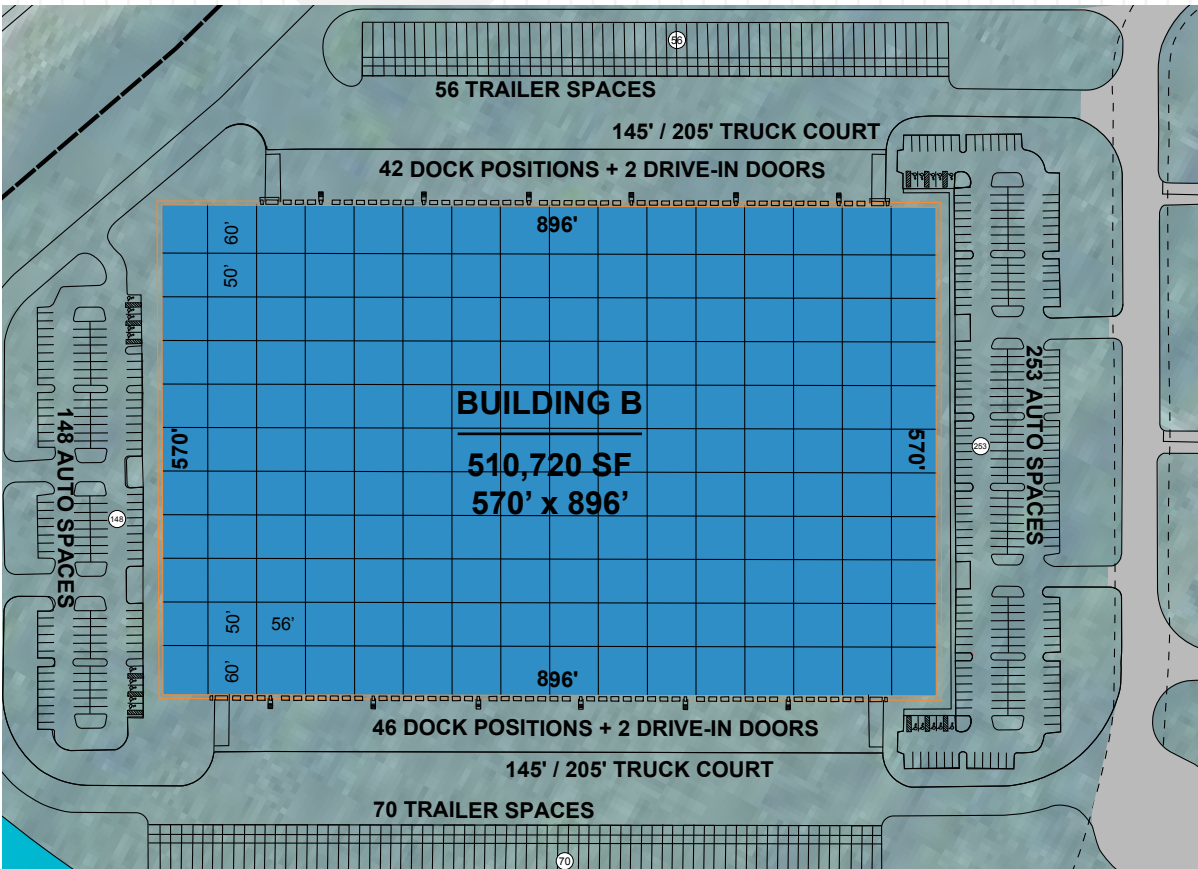
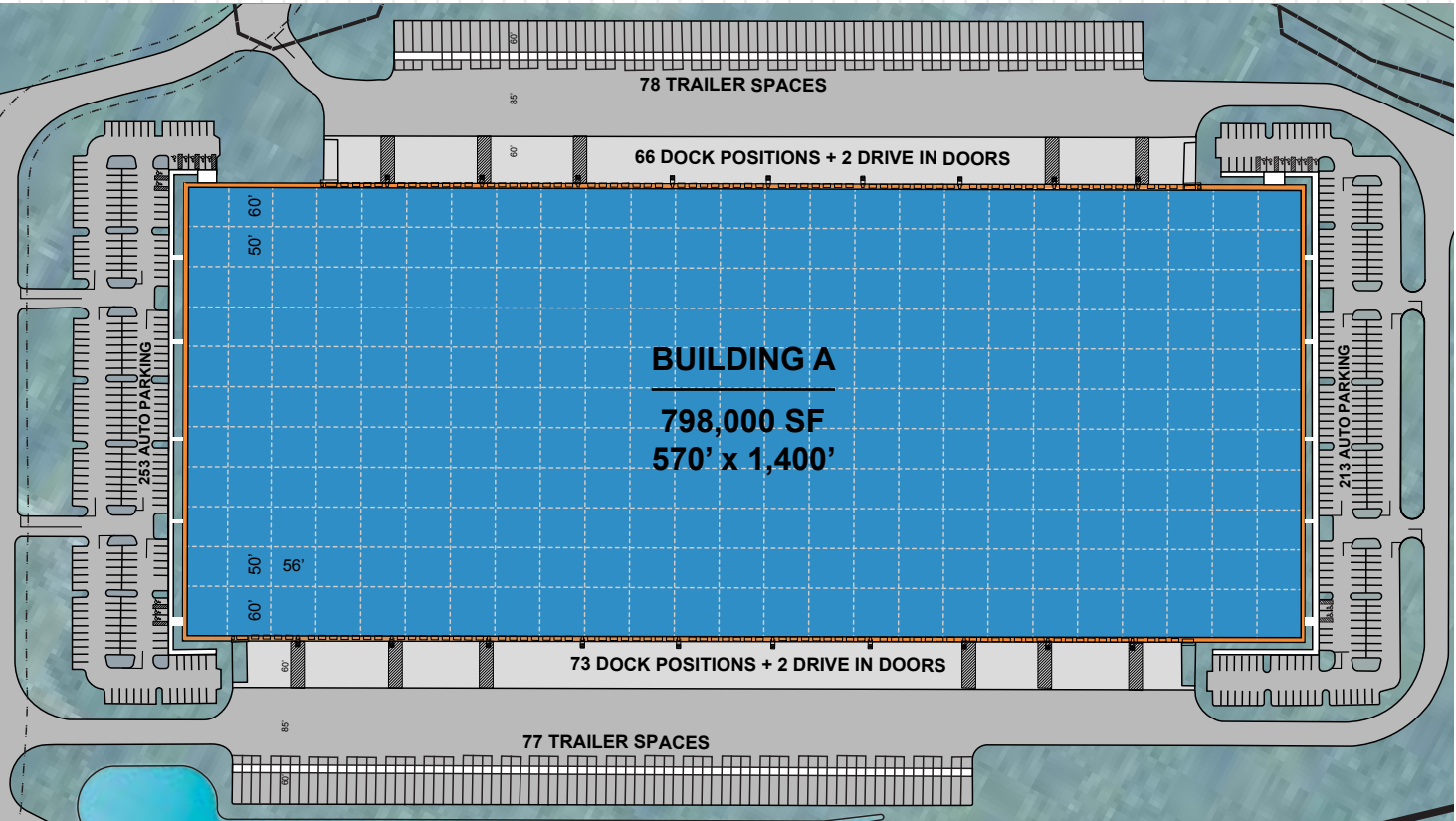
CLASS 1 RAILROADS
ALL WITH INTERMODAL
OPERATIONS

3rd

BUSIEST TRUCKING
CORRIDOR IN THE US

Building A – 798,000 SF (Available Immediately | Move In Ready Space)

Building SF	798,000 SF
Office SF	2,800 SF (see plan on page 10)
Building Depth	570'
Column Spacing	56' x 50' (60' Speed Bays)
Clear Height	40'
Dock Doors	(139) 9'x10' dock positions are equipped with bumpers and Z-guards. (60) dock positions are equipped with 40,000 lb. hydraulic pit levelers and dock seals
Drive-in Doors	(4) 12' x 14' drive-in doors
Truck Court Depth	205' in total (60' concrete apron, 85' asphalt driveway, 10' Dolly Pads at Trailer Parking)
Sprinkler	ESFR wet sprinkler system utilizing K-25.2 automatic fire sprinkler heads
Lighting	LED with 30 FC on motion sensors
Power	6,000 amps
Auto Parking	466
Trailer Parking	155
Zoning	I-1 (Light Industrial)
Slab Thickness	7" thick unreinforced, 4,000 psi concrete
Roof	40 mil GAF Roof Membrane and R-20 insulation

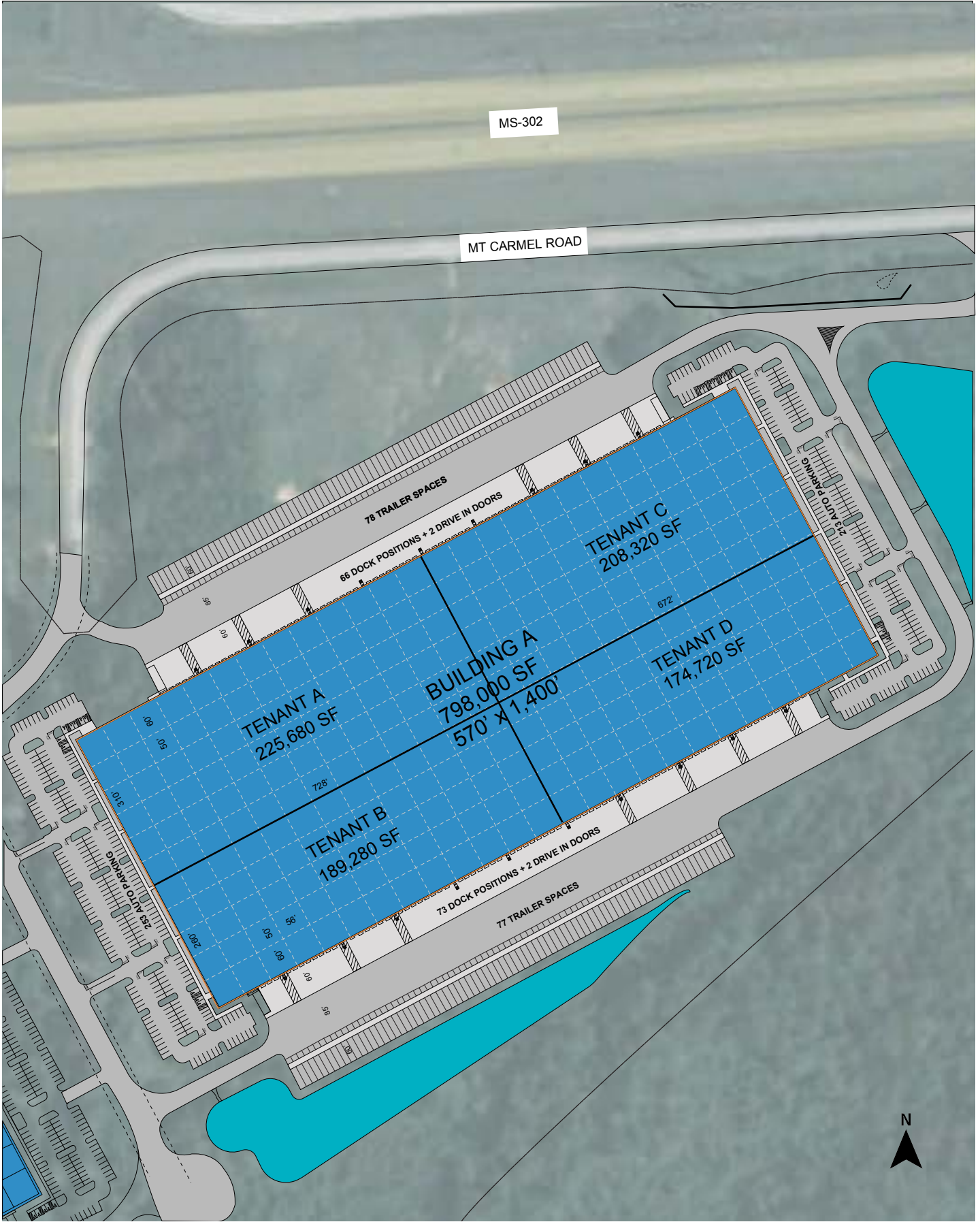
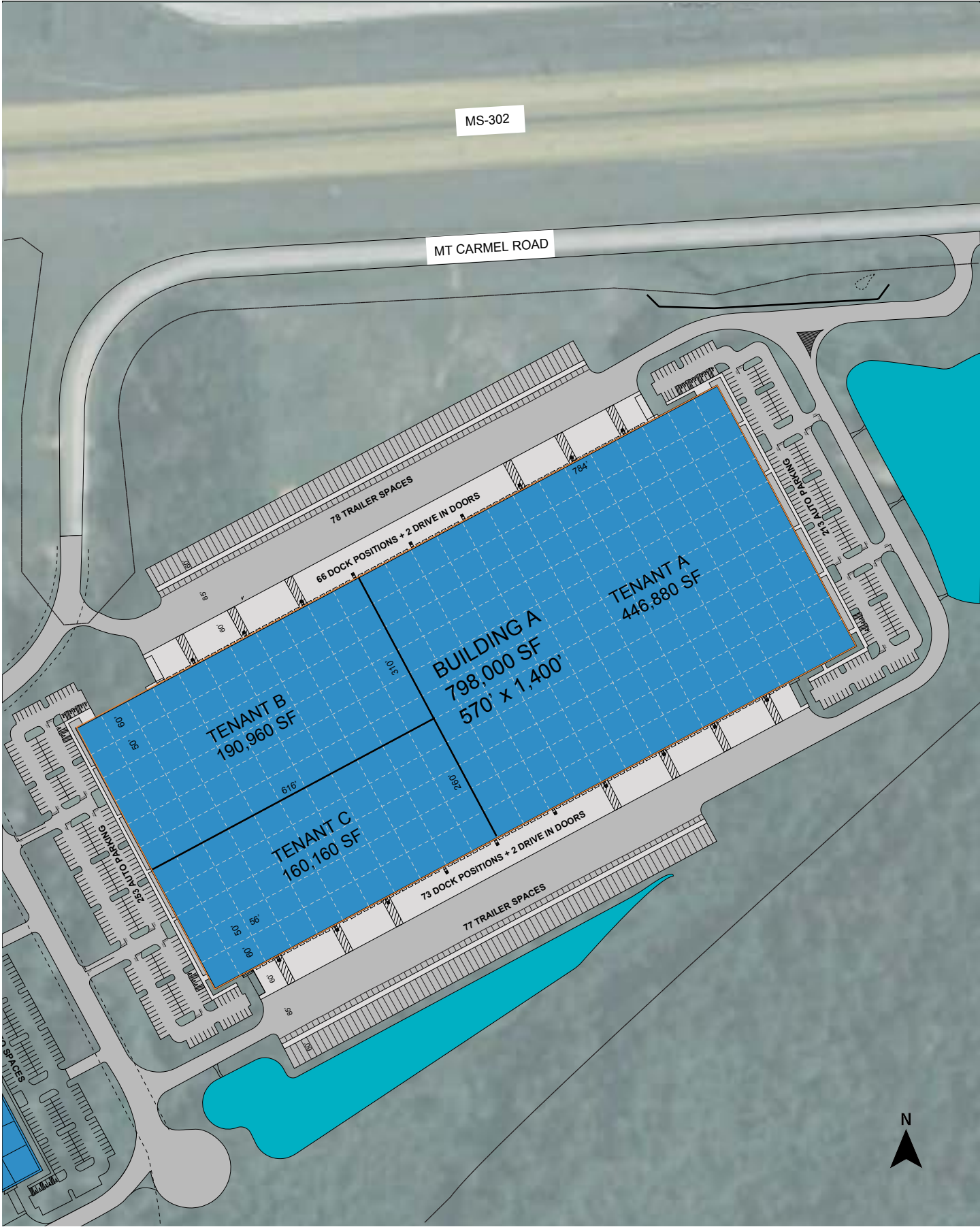


Building B – 510,720 SF (Proposed)

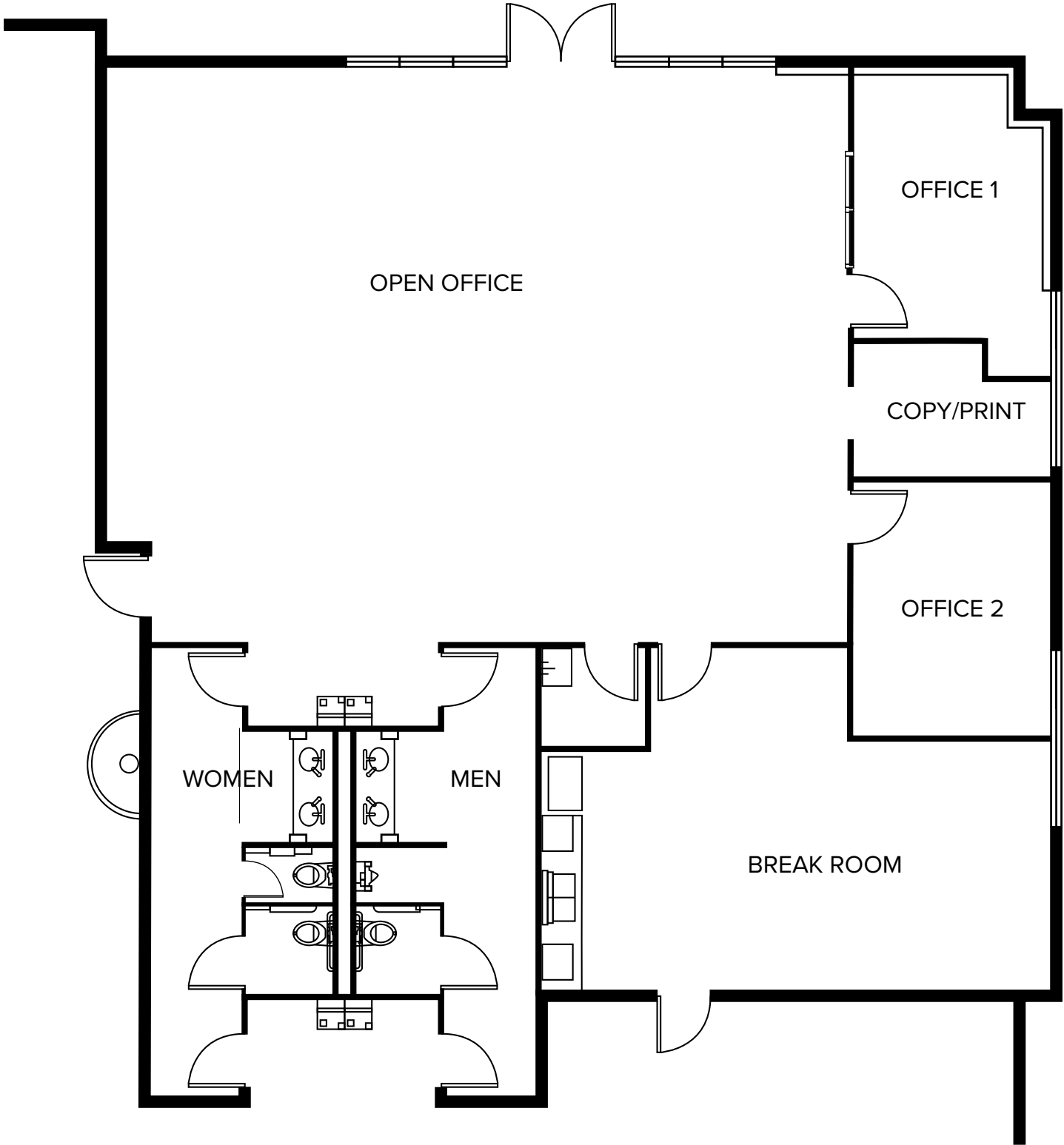
Building SF	510,720 SF
Office SF	BTS
Building Depth	570'
Column Spacing	56' x 50' (60' Speed Bays)
Clear Height	36'
Dock Doors	88 (Cross Dock)
Drive-in Doors	4
Truck Court Depth	205'
Sprinkler	ESFR
Lighting	BTS
Power	4,000 amps
Auto Parking	401
Trailer Parking	126
Zoning	I-1 (Light Industrial)
Slab Thickness	7"
Roof	40 mil

Building A - 3 Tenant Scenario

Building A - 4 Tenant Scenario



Spec Office Plan - Existing in Building A





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