

RIVER, RAIL, ROAD, & RUNWAY TOTAL AVAILABILITY

CRITTENDEN

CROSS

St. FRANCIS

WEST MEMPHIS

Wylie Spur

#### **ONE LOCATION. GLOBAL ACCESS.**

72

TATE

PANOLA

BENTON

We are located in the nation's logistics heart and just a two-day truck drive from 75% of the nation's population centers, at the intersection of Interstate 55 and Interstate 40, with access in all cardinal directions.

This Park has a 600,000 SF industrial warehouse available for long-term lease, sub-dividable down to 150,000 SF; for details, you can see the TCB Warehouse link on the Total Availability page of this website. Also in place is the building pad for another 600,000 SF warehouse. In addition, another 255 acres of level Greenfield sites exist in the Park, all with City utilities and direct access by private road to the Infinity Container Yard and the Union Pacific Intermodal Yard. Perfect location for staging and assembly of Pacific Rim imports from the West Coast.



## **WEST MEMPHIS** IMPORT PARK

RIVER, RAIL, ROAD, & RUNWAY



## **PROPERTY SPECIFIATIONS**

- » 600,000 SF (300,000 SF. available)
- » Divisible to 200,000 SF
- » Up to 35' clear height
- » Built 2006; Concrete tilt-wall construction; TPO roof
- » Cross-dock configuration with 500' building depth and 50' x 50' column spacing
- » 99 dock doors and 4 drive-in doors » 245' truck court depth
- » ESFR sprinkler system
- » Newly installed LED lighting
- » 130 trailer parking spaces; 114 car parking spaces
- » Parking lot resealed in 2018
- » Skylights in 1% of total building area
- » Exclusive Option on 30 acres for building expansion or additional trailer parking
- » Close Proximity to UP Intermodal Facility and FedEx Freight

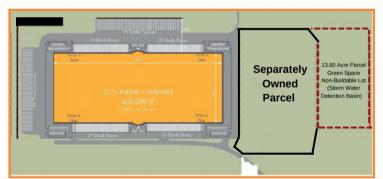




## **WEST MEMPHIS** IMPORT PARK

RIVER, RAIL, ROAD, & RUNWAY







## **PROPERTY SPECIFIATIONS**

- 35 acre site West Memphis, Arkansas
- 12" water line and 15" sewer at site.
- Pad in place for 600,000 sf building
- Direct access to Transplace Container Yard.
- Memphis MSA 7th largest US Intermodal Market.
- Union Pacific RR has over 30,000 monthly lifts.
- Opportunity Zone

35 acre pad ready site

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#### **Total Availability**

## 90%

of the world's gross domestic product (GDP) can be reached within 72 hours from West Memphis! And, 75% of the United States' population lives within a two-day drive (22 hours) of West Memphis.

# NO.1

in the global and metro Logistics Leaders category by Business Facilities — is the economic hub of a seven-state region that is home to nearly 5 million people and a worldclass global logistics network.

ce: Memphis Business Journa

# \$7.9M

in annual savings over Memphis and N. Mississippi by draying from UP Intermodal and staying in West Memphis.

\*Based on 100 trucks a day with an average savings of \$200 per container

## WEST MEMPHIS'S GLOBAL Connectivity

Source: Memphis Business Journal

Located in the heart of America's freight network, the West Memphis Import Park is a national transportation hub with abundant resources and advantages that enable companies here to enjoy global reach from one uniquely central location.

Our park is only one of two in America with all five Class I railroads with intermodal hubs. We are the fifth-largest inland port in the United States. West Memphis is the third busiest trucking corridor in the nation, and nearly half (45.7%) of the throughput freight trucking passes through the I-40 corridor.



Source: West Memphiis Economic Development



## WHY WEST MEMPHIS **IMPORT PARK?**

Whether it's a high-performance industrial site or a high-traffic retail location, nowhere on the map will you find a more businessfriendly spot than West Memphis. Here, unmatched shipping access instantly puts the world at your fingertips, while dramatically lower utilities, taxes and fire insurance premiums combine to put the emphasis on your bottom line. West Memphis has everything your business needs to take it to the next level.



## PARK FEATURES:

- Union Pacific Intermodal Terminal
- **Interstate Highway Access**
- Local Transload Facility
- River Access (within 5 miles)
- BNSF Access
- Largest Cargo Airport Memphis International (within 20 miles) Container Yards
- Local Collegiate Recruiting and Training Partnerships
- Fully Developed Utilities



## **PARK INCENTIVES:**



#### RIVER, RAIL, ROAD, & RUNWAY

TOTAL AVAILABILITY

# WEST MEMPHIS I M P O R T P A R K

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