



CUSHMAN &
WAKEFIELD



COMMERCIAL
ADVISORS

MEMPHIS GLOBAL CROSSING III

+/- 321,298 SF
AVAILABLE Q2 2021



6099 GLOBAL DRIVE | MEMPHIS, TN 38141

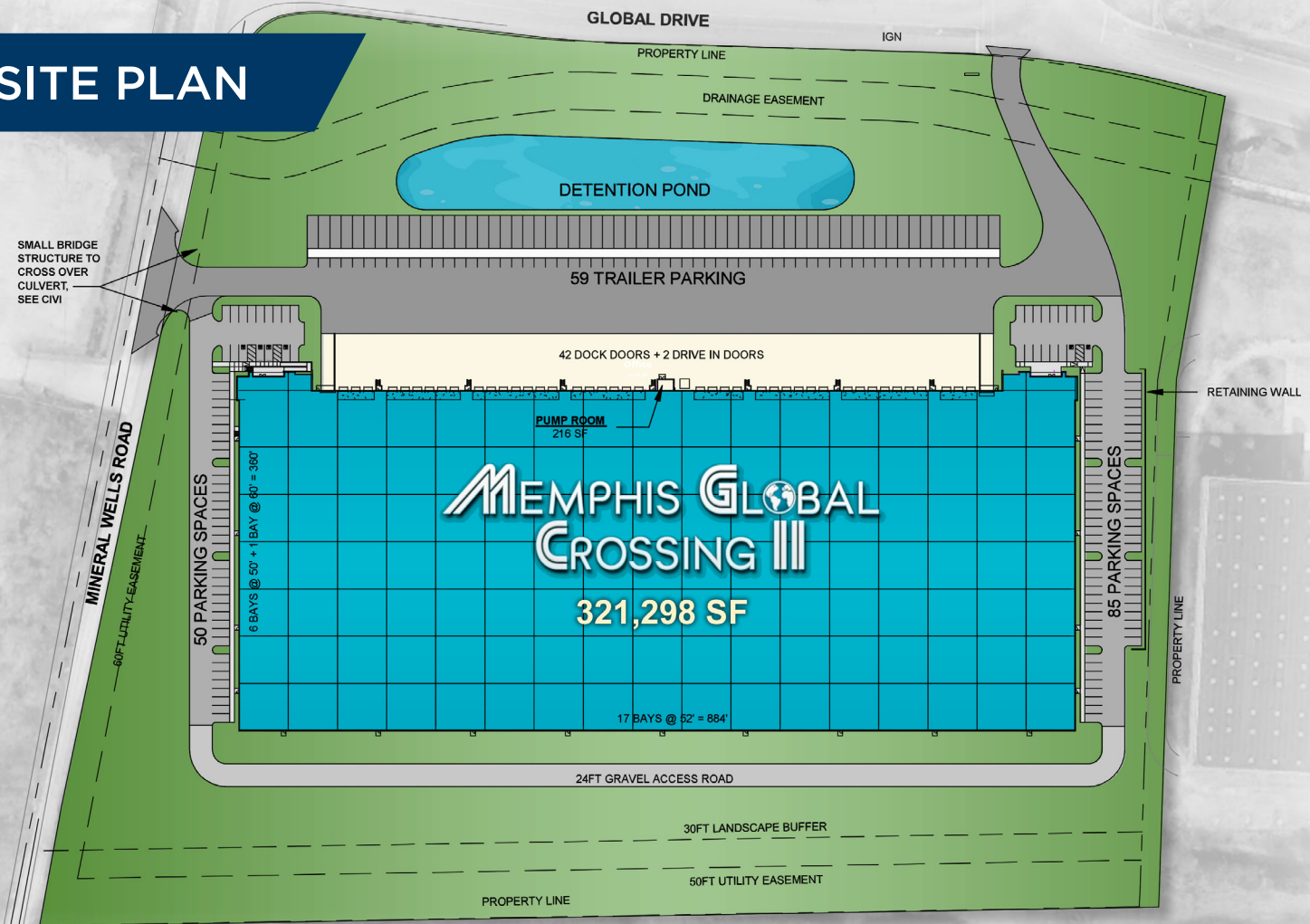
MODERN LOGISTICS BUILDING

+/- 321,298 SF AVAILABLE Q2 2021

A development by

ROBINSON | WEEKS
PARTNERS

SITE PLAN



BUILDING SPECIFICATIONS

- 319,205 SF Front Load Configuration
- 32' clear at first column
- ESFR Sprinkler
- 60' speed bay at column from wall
- 135 auto parks
- 61 trailer parks
- 42, 9'x10' dock high doors
- 2, 12 x 14 drive in doors
- 360' deep
- 50' x 52' bay spacing
- 6" slab, reinforced at speed bay
- 5' x 5' clerestory windows
- R 13 roof

INDUSTRIAL SPACE AVAILABLE
**MEMPHIS GLOBAL
 CROSSING II**

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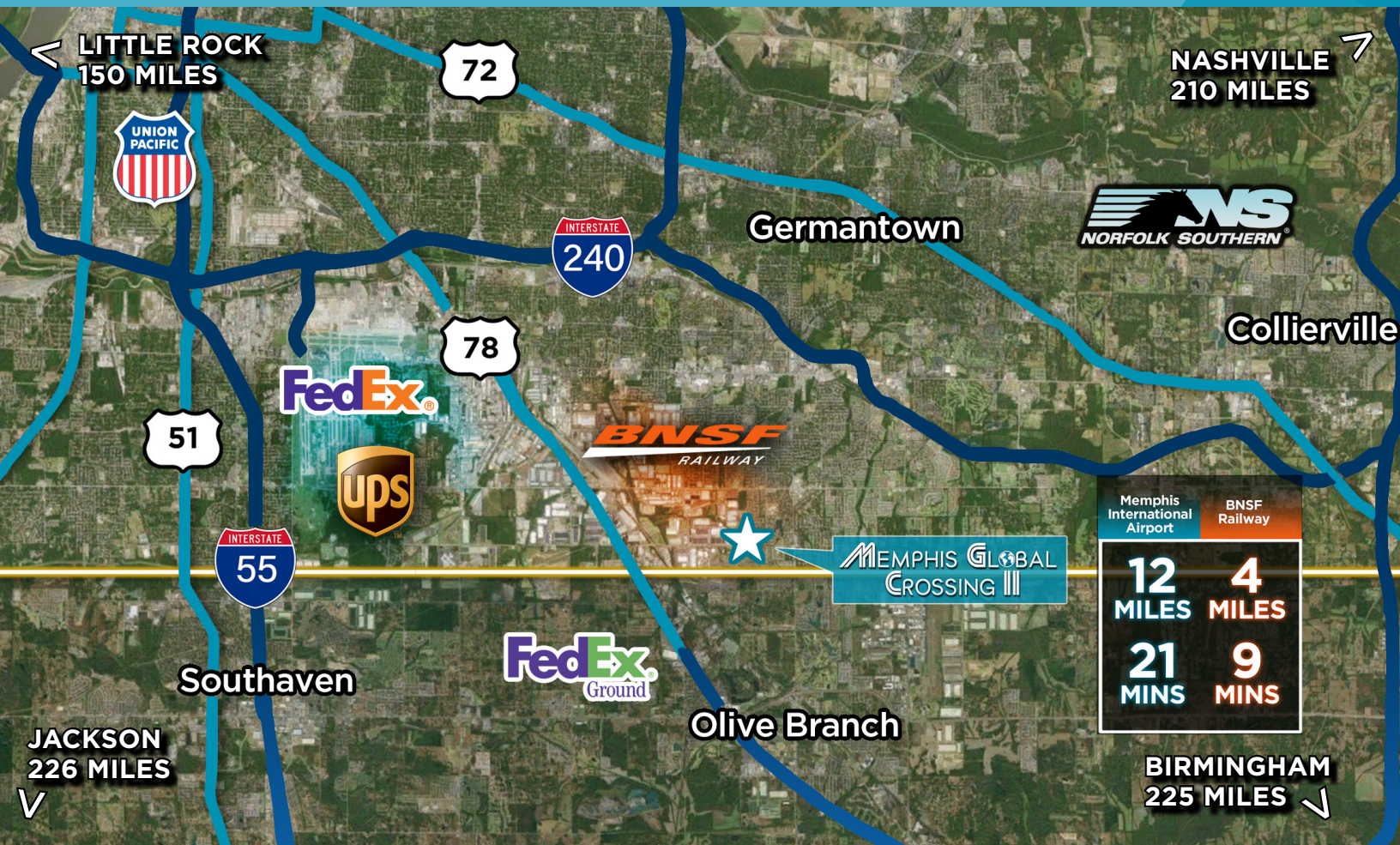
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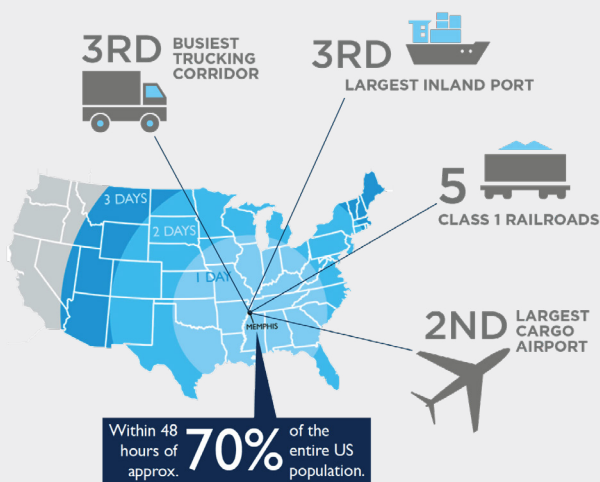
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WHY MEMPHIS?



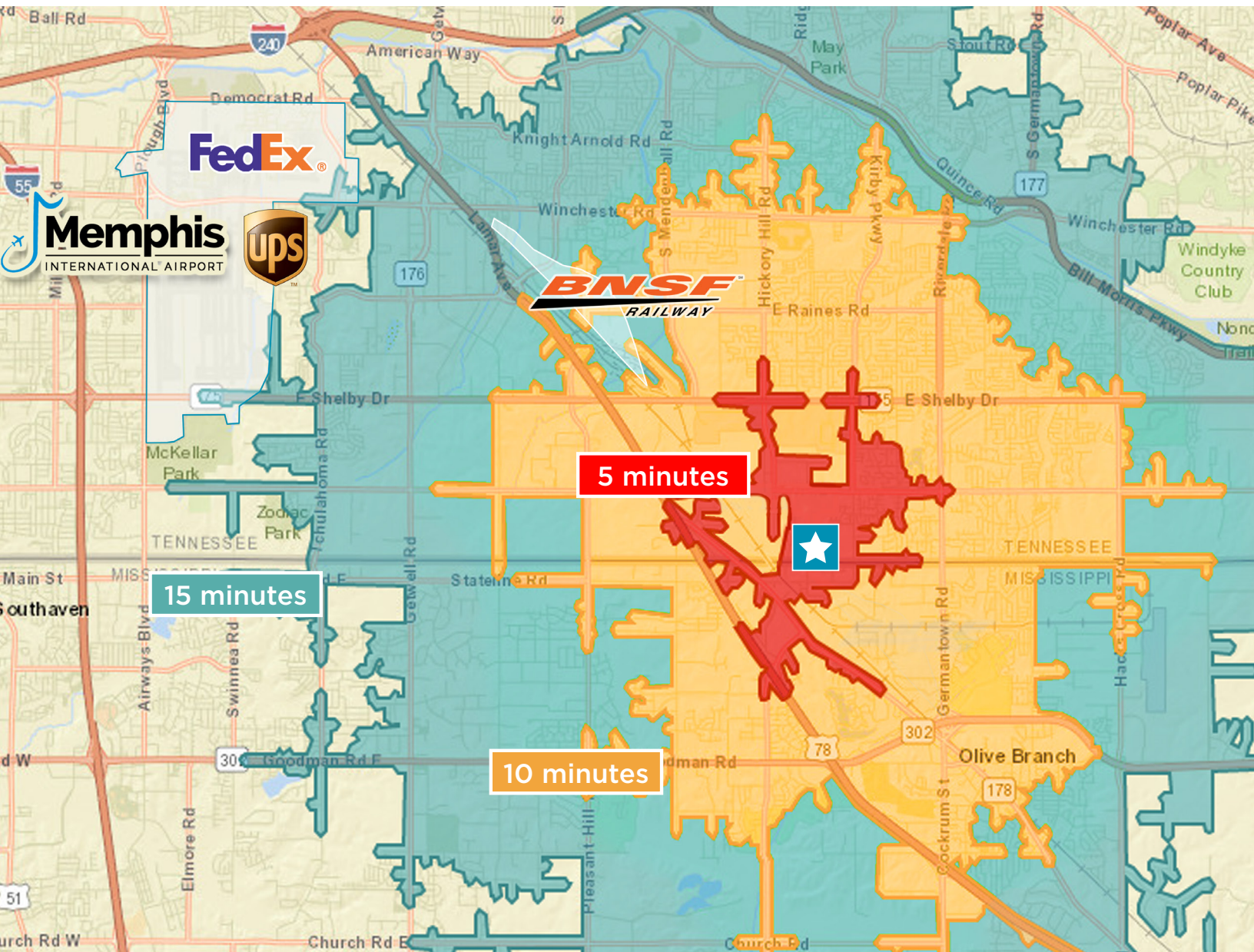
DISTANCES:

BNSF RAILWAY	4 Miles 9 Minutes
Memphis INTERNATIONAL AIRPORT	12 Miles 21 Minutes
UNION PACIFIC	13 Miles 27 Minutes
CSX TRANSPORTATION	18 Miles 27 Minutes
NORFOLK SOUTHERN	12 Miles 26 Minutes
CN	19 Miles 29 Minutes

TENNESSEE INCENTIVES/TAX ADVANTAGES

- With tax abatement, operating expenses are lower than DeSoto County - Southaven and Olive Branch
- Compared to MS, TN has no personal income tax
- Compared to MS, TN has no throwback tax

DRIVE TIME MAP



Ten minute drive time to BNSF Railway
Fifteen minute drive time to FedEx World Hub and UPS Air Hub

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