

Marshall County, MS



174,960 SQ. FT. AVAILABLE

## SPEC BUILDING X AVAILABILITY

- 291,600 SF (360' x 810')
- 116,640 SF pre-leased; 174,960 SF available (360' x 486')
- 7" unreinforced, 4,000 psi floor
- 32' clear height
- 54' x 50' column spacing
- 54' x 60' speed bay along dock area
- Concrete tilt wall construction
- 23 insulated dock doors with bumpers, seals & 30,000 lb. levelers
- 150 car parking spots
- 1 drive-in door
- 80 trailer parking spots
- 185' truck court
- LED Lighting with Motion Sensors
- ESFR sprinkler
- TPO Roof - R19 Insulation
- Direct access to I-269 and I-385 via Hwy 72 (3.5 miles) and Hwy 302 (2 miles)

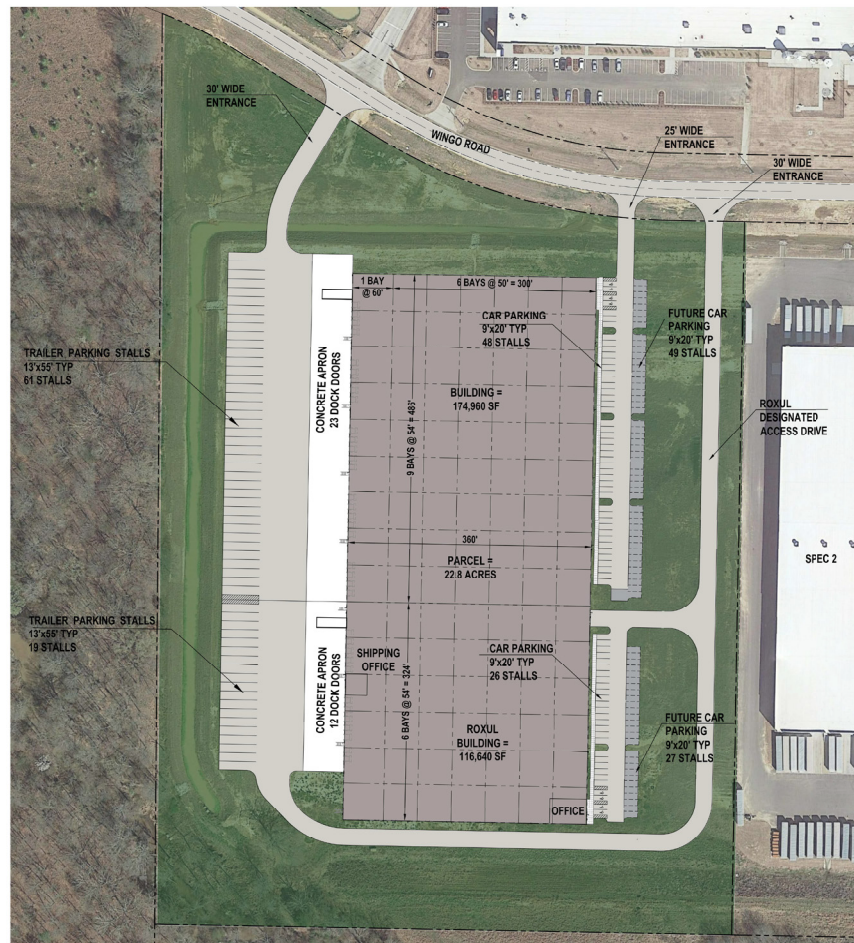
Gateway Global Logistics Center is a 1,500 acre industrial site located in both Fayette County, TN and Marshall County, MS. GGLC is adjacent to the Norfolk Southern intermodal terminal that opened in July of 2012. Access is via Highway 72, Highway 302 and Wingo Rd. The park is also approximately 2 miles from the I-269 interchange at Goodman Rd. and 3 miles to I-269 at Highway 72.

Park accessibility is via the Highway 72 flyover, opened in October 2017. Additionally, Interstate 269 to Highway 305 opened in November 2017 with completion to I-55 in Desoto County in December 2018.

Since December 2018, Panattoni has completed 3.39 million square feet - 1.014 million square feet for Cooper Tire, 1,058,669 square feet for Corelle Brands, 765,500 square feet for Kellogg's and 554,040 square feet for Amazon. Since 2014, Panattoni has completed a total of 7.5 million square feet, \$521 million capital investment and 2,485 jobs.

On the heels of these projects, construction has begun on a new speculative warehouse. Building X will be 554,040 square feet, with expansion up to 1,228,065 square feet. Delivery is scheduled for December 2019.

## SPEC B U I L D I N G X S I T E P L A N





# MASTER PLAN

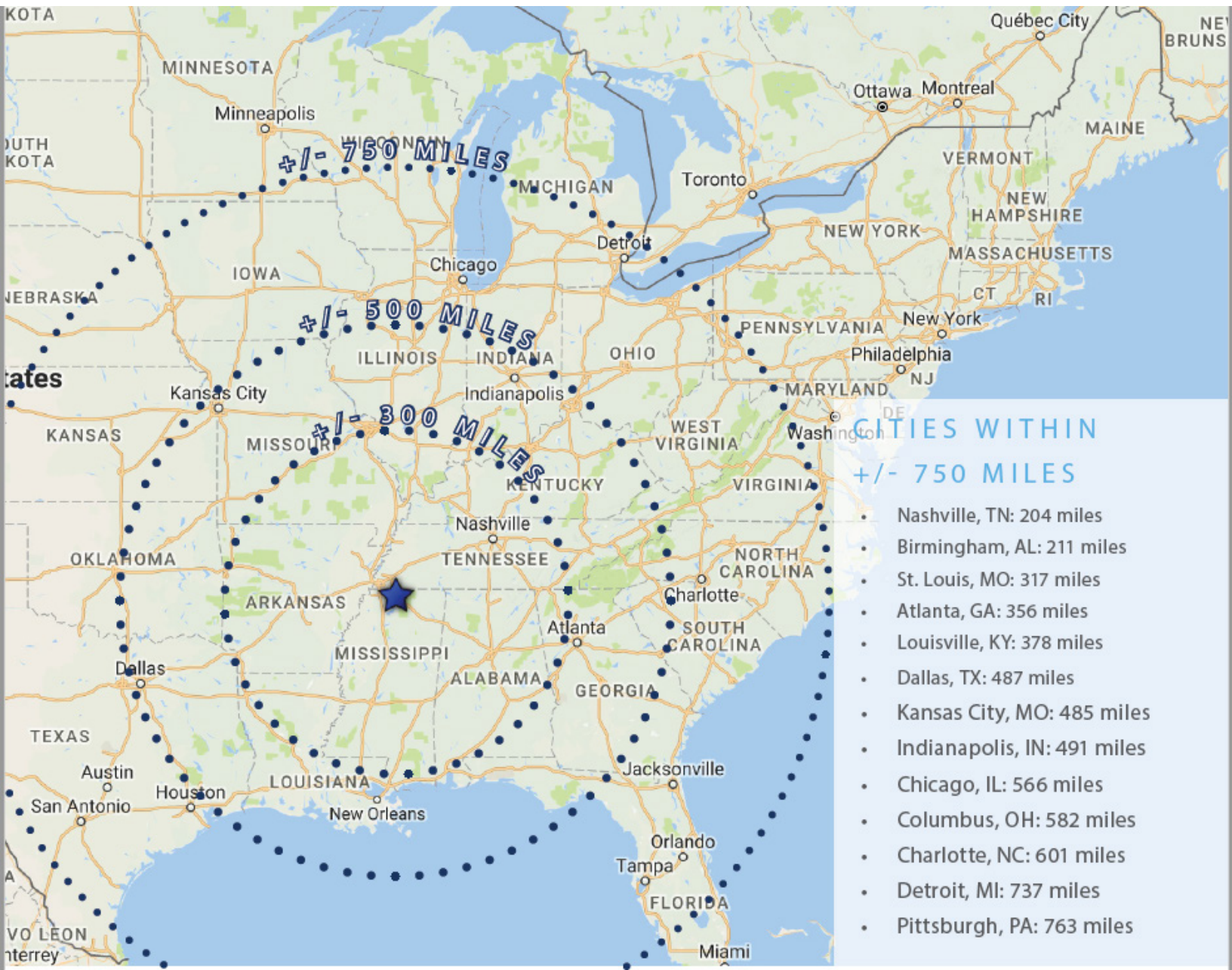




# REGIONAL TRANSPORTATION

- 0.2± miles to US-72
  - 3.3± miles to I-269 and 18 miles to I-40
  - 2.2± miles to the Norfolk Southern Rossville Intermodal Yard
  - Located 28.4± miles from Memphis International Airport and FedEx Air Hub
  - Within a one day truck drive
  - Major automotive and e-Commerce Corridor
- Close proximity to Distribution Hubs:
    - FedEx Smartpost – Olive Branch, MS
    - UPS Facilities – Memphis, TN
    - FedEx Ground – Olive Branch, MS
    - FedEx Air Hub – Memphis International Airport

## GATEWAY GLOBAL LOCATION | DISTANCES



# WHY INTERMODAL



Norfolk Southern constructed a new intermodal facility to serve the Memphis region near Rossville, TN in Fayette County. This new facility opened in July 2012 and feeds directly into Gateway Global Logistics Center. The \$105 million terminal, where freight is transferred between trucks and trains, is attracting significant economic growth in the surrounding areas.

- Located 2 miles north of Highway 72 and 1 mile south of State Route 57
- Capacity to handle more than 200,000 truck trailers and shipping containers annually
- 1,000 paved trailer/container parking spaces
- Environmentally designed to minimize light and sound
- Automated gate and terminal technology that will reduce wait time entering and exiting the facility and help lower emissions

## GREATER MEMPHIS MARKET

### Incentive Basics | Operating Expense Comparison

|                             | Marshall Cty, MS  | Fayette Cty, TN   | Desoto Cty, MS      | Shelby Cty, TN  |
|-----------------------------|---|-------------------|---------------------|---|
| Taxes - Unabated            | \$0.50/SF   | \$0.40/SF         | \$0.61-\$0.65/SF    | \$0.80-\$0.85/SF  |
| TOTAL OpEx                  | \$0.83/SF   | \$0.67-\$0.72/SF  | \$0.85-\$0.90/SF    | \$1.10-\$1.20/SF  |
| Taxes Abated*               | \$0.27/SF   | \$0.02/SF         | \$0.33/SF-\$0.45/SF | \$0.20-\$0.25/SF  |
| TOTAL OpEx (with abatement) | \$0.60/SF   | \$0.32-\$0.50/SF  | \$0.67/SF-\$0.78/SF | \$0.50-\$0.60/SF  |
| Abatement Term              | Up to 10 year exemption (based on job creation and CapEx) | 10 year exemption | 10 year exemption   | 10 year exemption (with Fast Track Pilot) Max up to 15 year exemption |

### STATE INCOME TAX

| County           | Yes/No | Rate  |
|------------------|--------|---|
| MARSHALL CTY, MS | Yes    | 3% of first \$5,000; 4% of next \$5,000; 5% over \$10,000 |
| DESOTO CTY, MS   | Yes    | 3% of first \$5,000; 4% of next \$5,000; 5% over \$10,000 |
| SHELBY CTY, TN   | No     |   |
| FAYETTE CTY, TN  | No     |   |

### STATE INVENTORY TAX

| County           | Yes/None | Exemption/Rate   |
|------------------|----------|--|
| MARSHALL CTY, MS | None     | Freeport Warehouse Exemption for the life of the project. Tier III County  |
| DESOTO CTY, MS   | None     | Freeport Warehouse Exemption for the life of the project. Tier I County  |
| SHELBY CTY, TN   | Yes      | \$0.25/\$100 of finished goods capped at \$75,000/year (\$30M inventory)   |
| FAYETTE CTY, TN  | Yes      | \$0.25/\$100 of finished goods capped at \$75,000/year (\$30M inventory). *Depending on project scope, years 1-7 taxes only on land value; approximately \$0.02/SF; Year 8 - 75% abatement on building, Year 9 - 50% and Year 10 - 25% |





# GATEWAY GLOBAL LOGISTICS CENTER SPEC BUILDING X

Marshall County, MS



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