

Marshall County, MS



554,040 SQ. FT. AVAILABLE (EXPANDABLE 1,046,520 SQ. FT.)

SPEC BUILDING XI AVAILABILITY

- 554,040 SF (972' x 570')
- Expandable to 1,046,520 SF (1,836' X 570')
- Cross-docked
- 8" unreinforced, 4,000 psi floor
- 40' clear height
- 54' x 50' column spacing
- 54' x 60' speed bay along dock area
- Concrete tilt wall construction
- 82 insulated dock doors with bumpers, seals & 30,000 lb. levelers, 157 docks with expansion
- 128 car parking spots
- 2 drive-in doors, 4 drive-ins with expansion
- 137 trailer parking spots, 264 with expansion
- 185' truck court
- LED Lighting with Motion Sensors
- ESFR sprinkler
- TPO Roof - R19 Insulation
- Direct access to I-269 and I-385 via Hwy 302 (2 miles)

PROPERTY HIGHLIGHTS

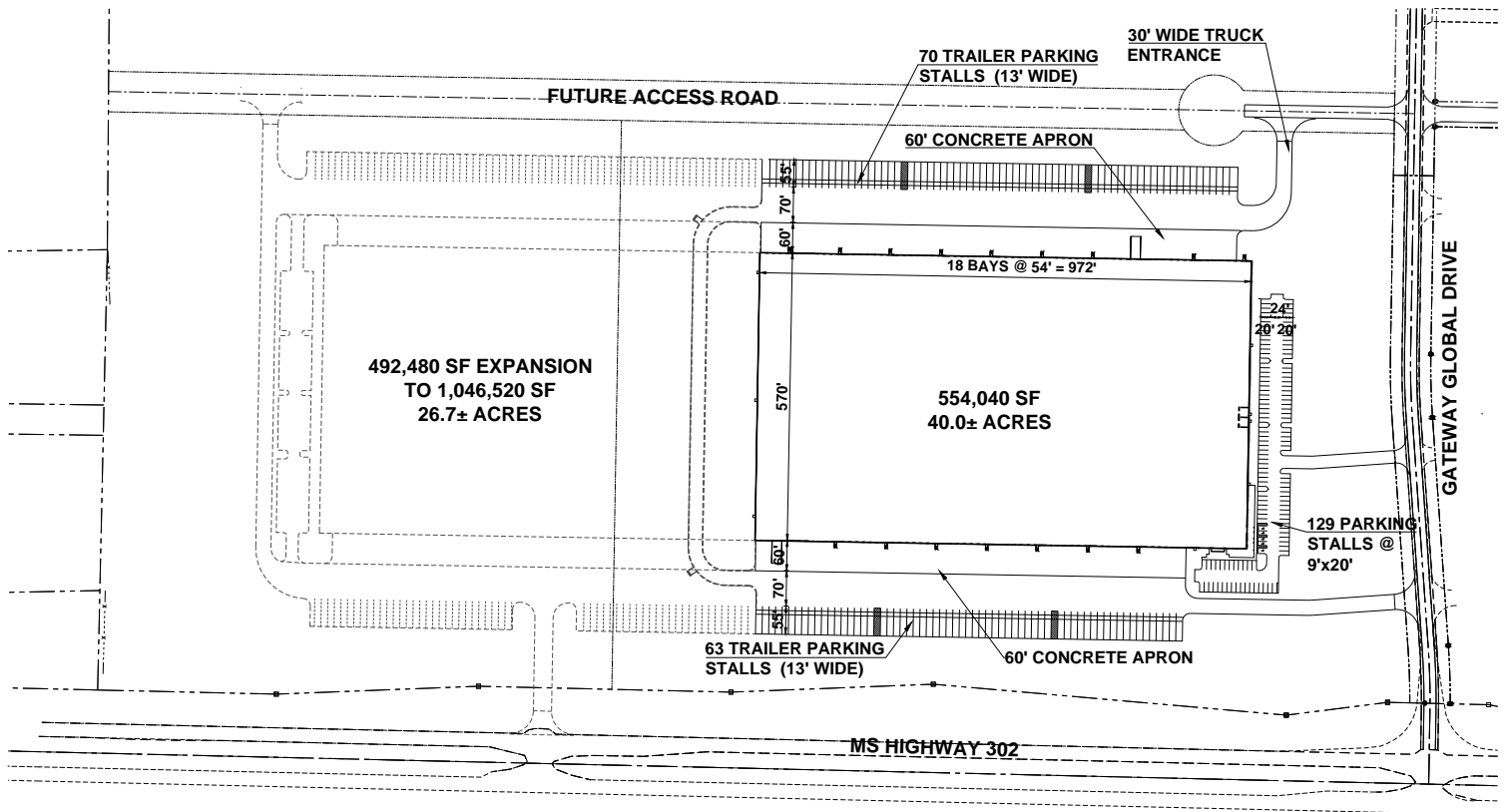
Gateway Global Logistics Center is a 1,500 acre industrial site located in both Fayette County, TN and Marshall County, MS. GGLC is adjacent to the Norfolk Southern intermodal terminal that opened in July of 2012. Access is via Highway 72, Highway 302 and Wingo Rd. The park is also approximately 2 miles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

Park accessibility is via Highway 72 flyover and Interstate 269 via Highway 305.

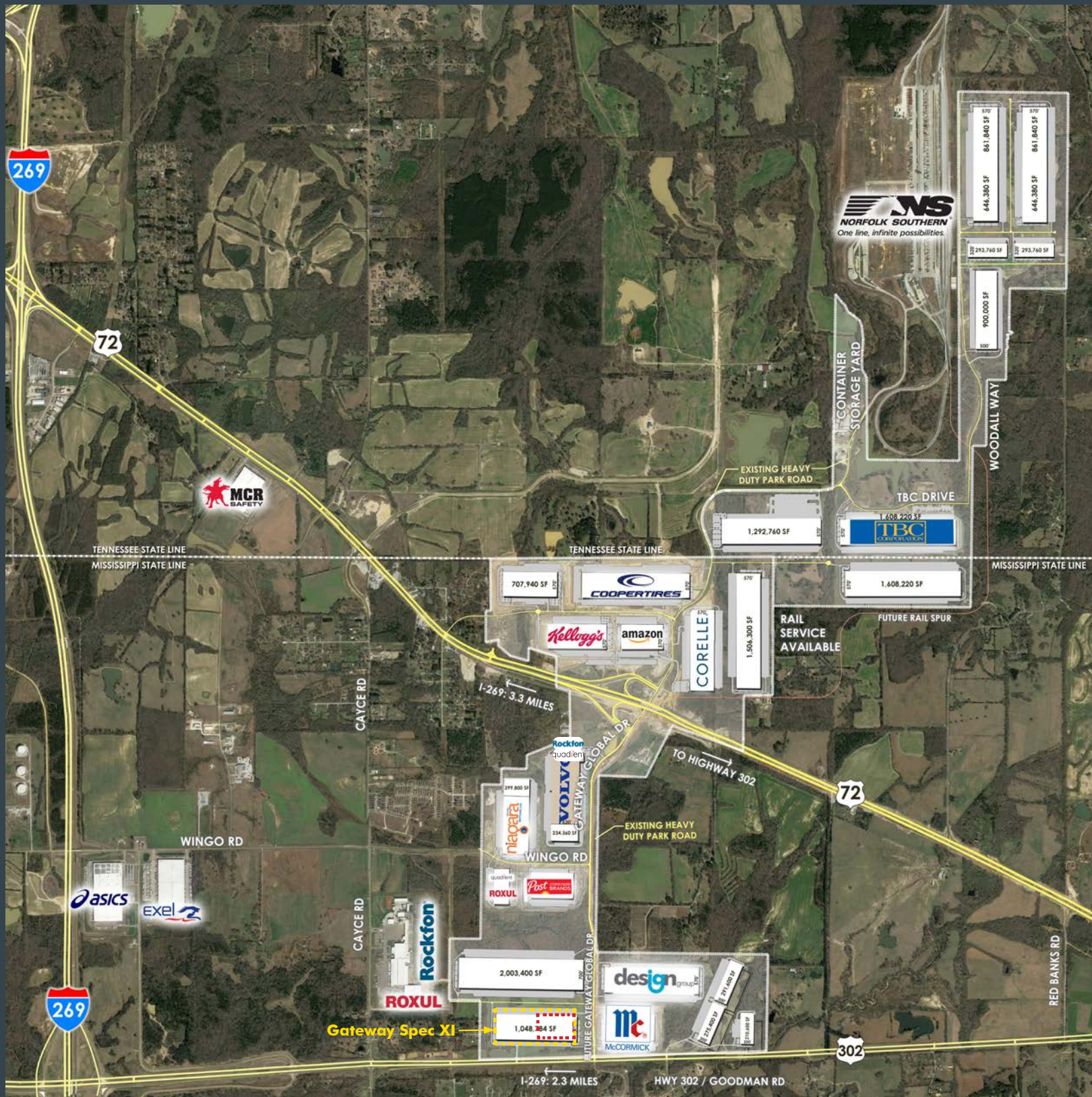
Since December 2018, Panattoni has completed 4.57 million square feet - 1.014 million square feet for Cooper Tire, 1,058,669 square feet for Corelle Brands, 765,500 square feet for Kellogg's, 554,040 square feet for Amazon and 892,620 square feet for IG Design. Since 2014, Panattoni has completed a total of 9.5 million square feet, \$600 million capital investment and 2,485 jobs.

On the heels of these projects, construction has begun on a new speculative warehouse. Building XI will be 554,040 square feet, with expansion up to 1,046,520 square feet. Delivery is scheduled for March 2021.

SPEC BUILDING XI SITE PLAN



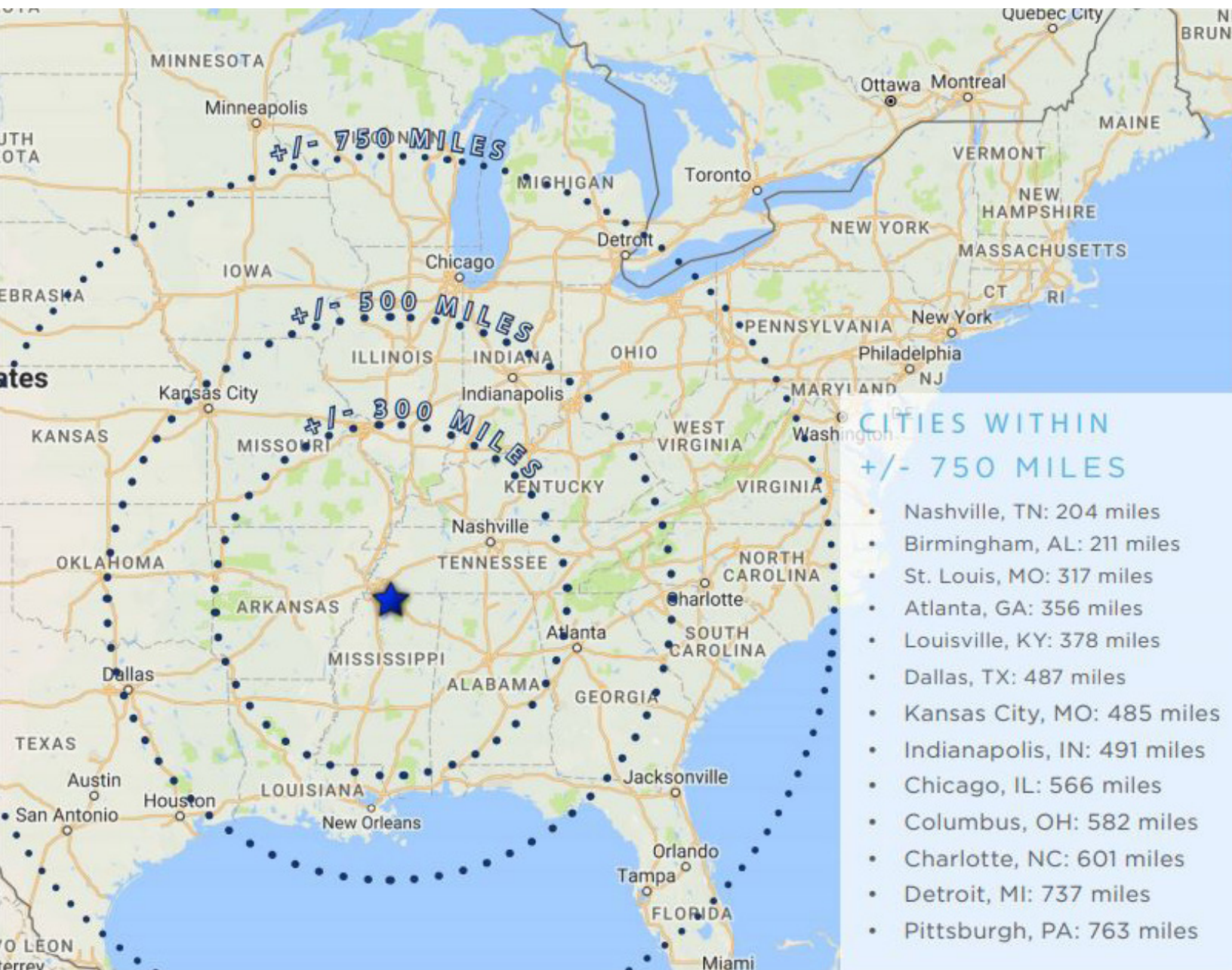
MASTER PLAN



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	Details
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%

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For more information, please contact:

JIM MERCER
Senior Vice President
+1 901 260 1030
jim.mercer@cbre.com

WHITFIELD HAMILTON
Partner
+1 615 277 2862
whamilton@panattoni.com

SCOTT ABBOTT
Senior Development Partner
+1 615 277 2866
sabbott@panattoni.com

Visit our site:

www.cbre.com/gatewayglobal

STAY CONNECTED:
CBRE, Inc.
6070 Poplar Ave., Suite 500
Memphis, TN 38119
www.cbre.com/memphis

STAY CONNECTED:
Panattoni Development
35 Music Square East, Suite 301
Nashville, TN 37203
www.panattoni.com

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