

STRATEGICALLY LOCATED MASTER PLANNED PARK
BUILT-TO-SUIT

Ross I-40 West TN Industrial Park

HIGHWAY 412 & HIGHWAY 70
JACKSON, TENNESSEE

BUILDING OPTIONS RANGING FROM 200,000 SF TO ±1,000,000 SF

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Park Summary



Building options ranging from 200,000 SF to ±1,000,000 SF



338 Acres total



Convenient access to Interstate 40 and Highway 70



Utilities available to Site



Institutional quality construction and design



Immediate access to Interstate 40, the third longest interstate in the country



Approximately 40 minutes (45 miles) to Ford's BlueOval City Campus in Stanton

SAMPLE BUILDING SPECIFICATIONS

200,000 SF - ±1,000,000 SF

CONSTRUCTION TYPE	Tilt-wall concrete
ROOF TYPE	Mechanically attached (TPO) roof with welded seams insulated R-19 with a 10-year warranty roof exterior to be white.
CONCRETE APRON	Minimum of 60'
TRUCK COURT	Minimum of 130' from the face of the dock wall (60' concrete and 70' heavy duty asphalt)
OFFICE AREA	BTS
CLEAR HEIGHT (MIN)	40'
COLUMN SPACING	Minimum of 50' wide x 50' deep. 60' deep on loading bays.
WAREHOUSE LIGHTING	LED fixtures with motion sensors
SPRINKLER	ESFR
POWER SPECIFICATIONS	Minimum of 2,000 AMP, 277/480 volt, 3-Phase, 4 - Wire service.

Building Options

ROSS I-40 WEST TN
INDUSTRIAL PARK

SITE	PROPOSED BUILDING SF
1	200,160 (Expandable to 400,320)
2	378,000
3	231,452
4	426,479
5	200,000
6	626,295
7	368,386
8	492,480 (Expandable to 984,960)
9	231,452



**BUILDING OPTIONS RANGING FROM
200,000 SF - ±1,000,000 SF**



Master Planned Development

FEATURING HIGH QUALITY CONSTRUCTION AND DESIGN



Ross I-40 West TN Industrial Park is a master-planned industrial development consisting of 338 acres developed by H&M Development.

Founded in 1957, H&M is a national engineering and construction firm headquartered in Jackson, Tennessee.

In the last ten years, H&M has completed over 55 million square feet of big-box warehouse and distribution space for clients including Asics, Nike, Baxter, Milwaukee Tool, Adidas Group, Procter & Gamble, GE, Tractor Supply, Williams-Sonoma, Ross Stores, Dicks Sporting Goods and many others.

For additional information visit: hmcompany.com



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BlueScope Construction

Jackson Trailer Service

ROSS I-40 WEST TN INDUSTRIAL PARK

Strategic Location

I-40 CORRIDOR

Ross I-40 West TN Industrial Park is strategically located in Jackson, Tennessee with convenient access to the I-40 Corridor, the third longest interstate in the country, connecting the population centers of Memphis, Nashville and Knoxville. Jackson is located approximately 60 minutes from Memphis' renowned distribution network, consisting of six major interstate highways, the world's second busiest cargo airport, the third largest rail center in the U.S. and the nation's fifth largest inland port found along this corridor. Goods produced here can be quickly and efficiently delivered to anywhere on the globe.

The region's integrated transportation network ranks as one of the best in the nation, leading Tennessee to be ranked No. 1 for Overall Infrastructure and Global Access by Area Development magazine.



Close Proximity to Memphis' Distribution Network:

- Memphis International Airport, the 2nd busiest cargo airport in the world (#1 Busiest in North America)
- FedEx World Hub, the largest sorting facility in the world
- The 3rd largest rail center (Memphis) with five (5) Class I rail systems
- 33rd busiest trucking corridor in U.S. with six (6) interstate highways
- 5th largest inland port





ROSS I-40 WEST TN INDUSTRIAL PARK

DYNAMIC BUSINESS ENVIRONMENT



300,000+
Jackson's Total Workforce
(9 County Labor Region)



±7,500
Jobs New & Existing
Industries Have
Created in Jackson in
Last 10 Years



\$3.1 BILLION
in New Investment in
Last 10 Years

Jackson

TENNESSEE

Strategically positioned between Memphis and Nashville along Interstate 40, Jackson, Tennessee is the primary trade area for a thirteen (13) county region providing employment, medical care, entertainment, retail and services for an estimated 400,000 people. The area has experienced positive growth in recent years based on its low cost of living, affordable housing, and recreational opportunities. In addition to having one of the nation's lowest overall tax burdens, Jackson's economic development partners offer exceptional incentives to relocating and expanding businesses.

For more information about the Jackson area, please visit:

<https://jacksontn.com/development/>

<https://movetojacksontn.com/>

Available Local Incentives

- Real and Personal Property Tax Abatement (PILOT)
- Foreign Trade Zone 283
- TVA Valley Investment Initiative

300 Mile radius includes over 33.6 million people and the cities of Memphis, Nashville, Atlanta, St. Louis, Louisville and Birmingham

76% of the population is accessible within a one day's drive from Tennessee

Daily commercial jet service out of the Jackson Regional Airport to Atlanta and Chicago

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