

Fullen Dock Industrial Park

382 Klink Road, Memphis, Tennessee 38127



Tri-Modal Industrial Park Available for Build-to-Suit Development

Trucking

- Heavy haul corridor within the park with nearby access to I-40 and I-55 junction
- Access to eight interstate highways—reaching ~40% of the U.S. population within a one day drive or less
- Fullen Dock's trucking company, Jimmy T. Wood, has more than 50 years' experience and a fleet of over 40 trucks providing safe, cost-efficient, and on-time deliveries

Marine

- Three floating barge docks with over 50 barges of fleeting capacity
- Tug, harbor, and fleeting services

Rail

- Direct unit train access to Canadian National Railway
- On-site railcar storage
- Direct, covered rail-to-warehouse transloading capability

Additional Features

- 740-acre property with 300+ acres of developable land
- Fully entitled, industrial-zoned site with road and utility access
- On-site electrical substation
- Potential for on-site recycled power cogeneration
- On-site Foreign Trade Zone
- Potential tax and economic development incentives
- Fullen Dock's existing full-service terminaling, warehousing, and trucking business has the turnkey capability to cost effectively support new developments and customers



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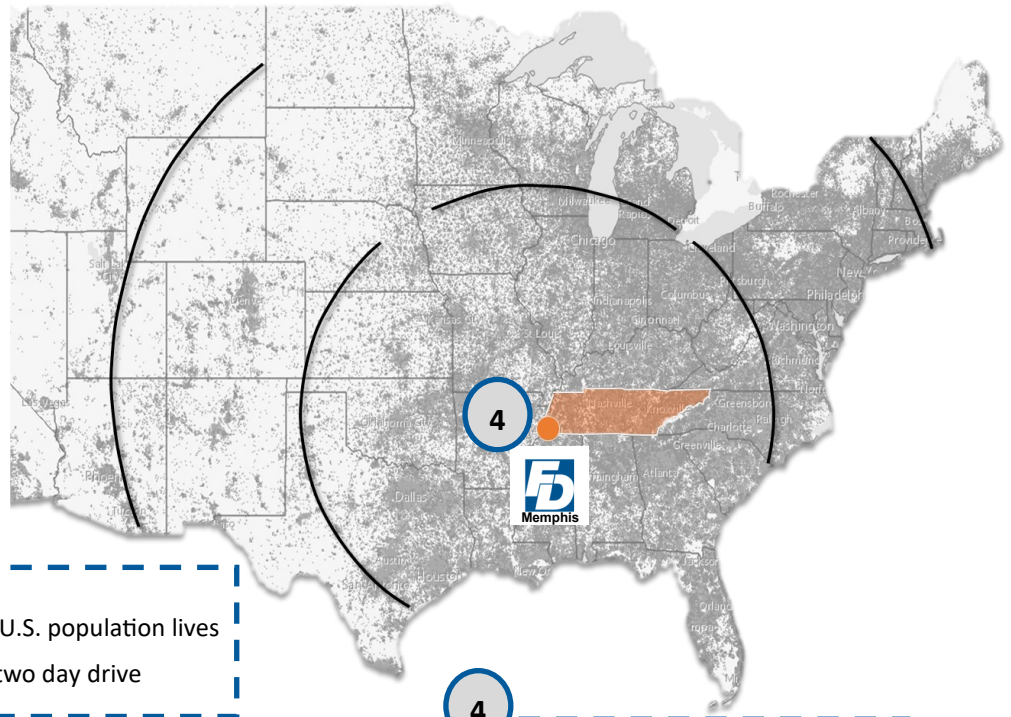
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Fullen Dock Industrial Park



~75% of the U.S. population lives within a two day drive

4

~40% of the U.S. population lives within a one day drive

1

Existing floating dock terminal infrastructure to support product handling and transloading

2

Abundant development opportunity with 15 building sites identified and additional outdoor storage space

3

Direct unit train access to Canadian National Railway with covered warehouse transloading

4

Fullen Dock's strategic location can reach ~40% of the U.S. population within a one day drive or less

