

DESOTO 55 LOGISTICS CENTER

Building B

1222 Commerce Parkway, Horn Lake, MS 38637

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CORE5 INDUSTRIAL PARTNERS

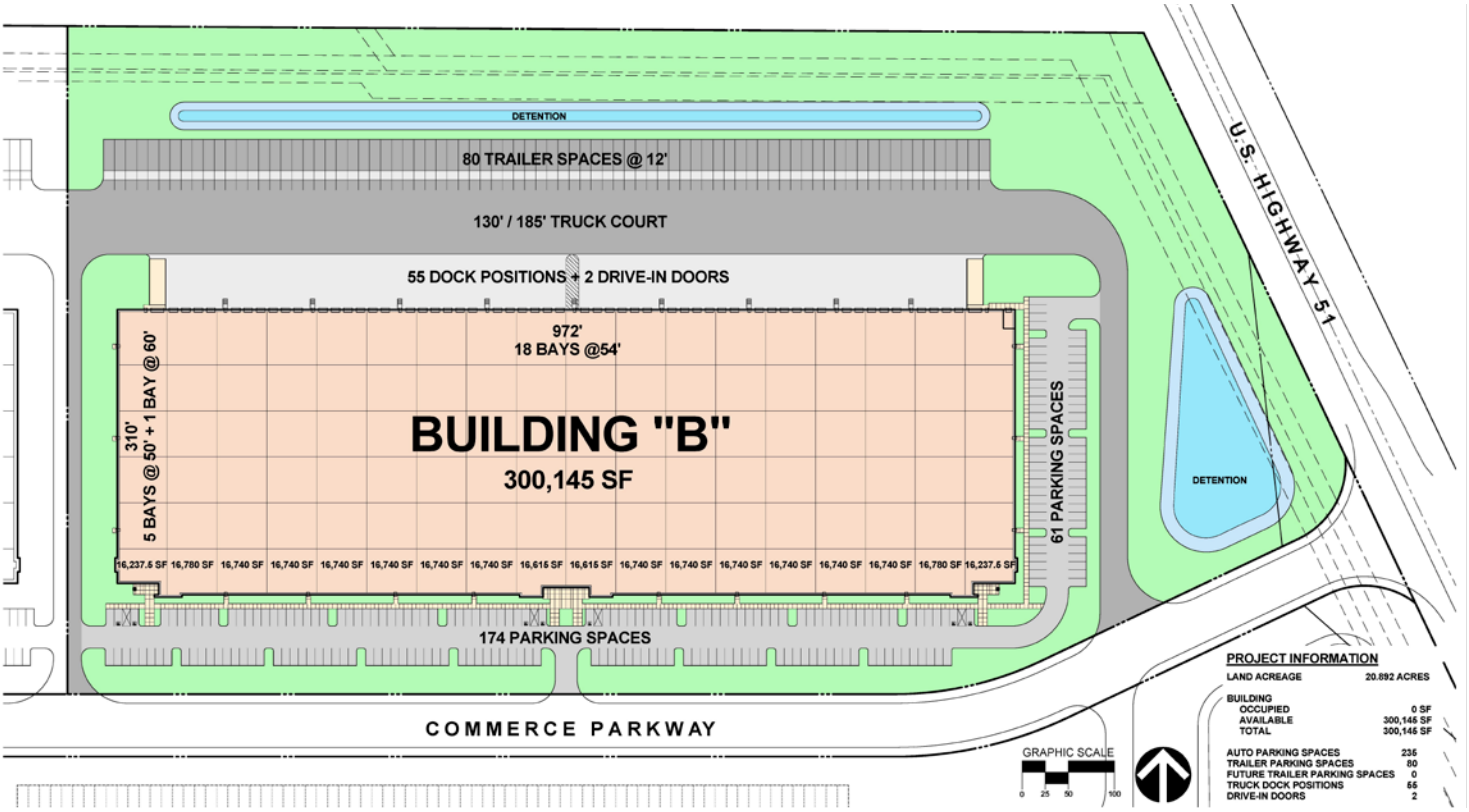
DEVELOPER

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INCENTIVES

Quick and Easy Application Process

The application process for real, personal and Freeport tax exemptions is quick and easy. Generally, the Tenant is able to complete the application without assistance from attorneys, consultants, etc. Core5 will be happy to support and assist Tenant throughout this process.

Real and Personal Property Tax Exemptions

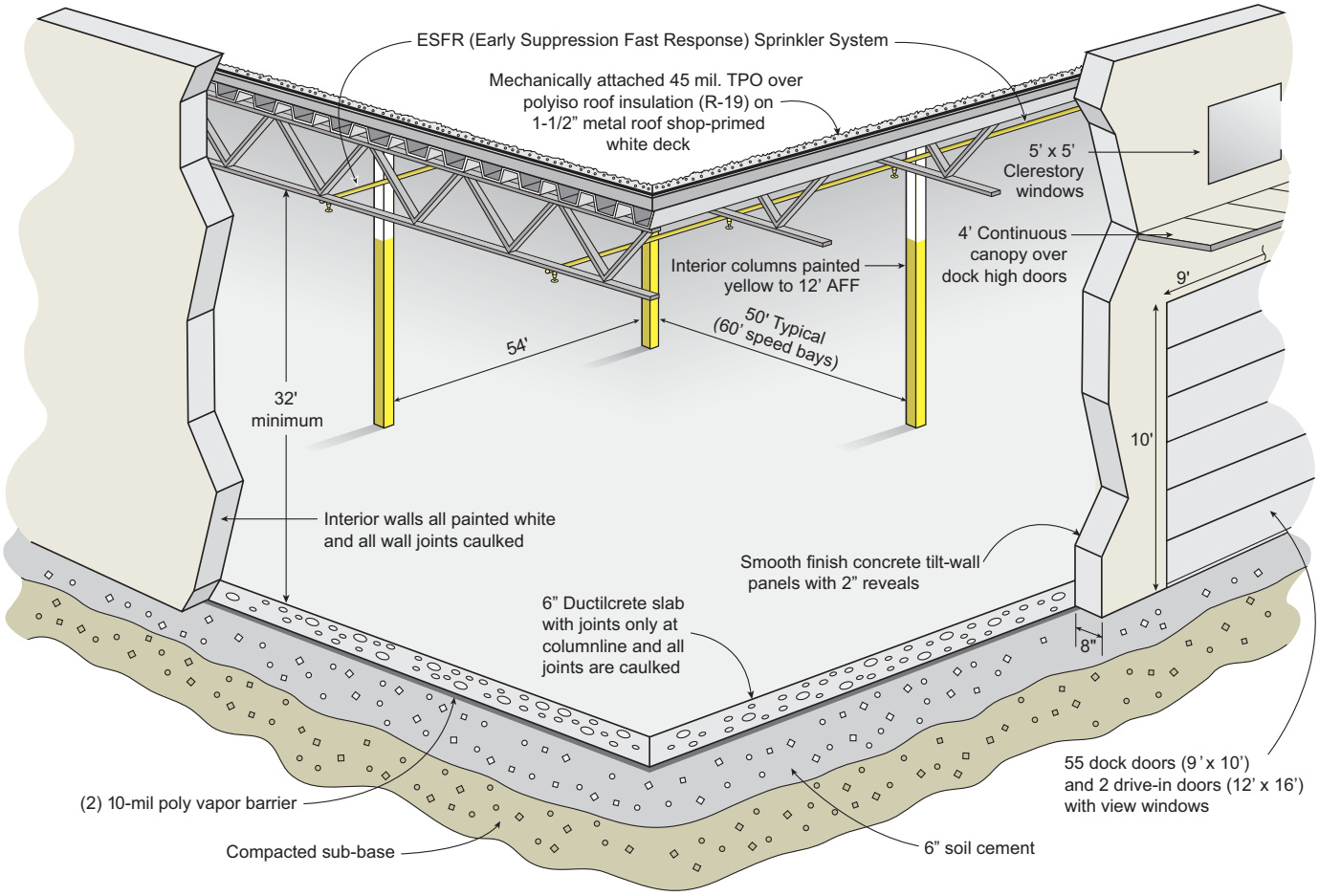
DeSoto County grants both real and personal property tax exemptions for a period of ten (10) years. The exemption includes both real and personal property, however, it does not exempt school tax, road and bridge tax as well as taxes for parks and libraries.

Inventory Tax

By virtue of Mississippi's Freeport Warehouse law, Tenants are exempt for property taxes on all finished goods that are shipped outside of the state of Mississippi.

Tax Assessment Ration

One key factor to note in comparison with neighboring Tennessee is the difference in the tax assessment ration on real and personal property. Mississippi assesses it's commercial property at 15% while Tennessee assesses it's at 40%. Hence, the taxes on commercial property are lower in Mississippi than Tennessee even before tax incentives are applied.



BUILDING SPECIFICATIONS

Square Footage	300,145 SF (310' x 972')
Site Area	+/-20.8 acres
Configuration	Rear Load
Slab Thickness	Concrete slab (7" thick, 4,000 psi with Lapidolith floor sealer/hardner)
Column Spacing	54' wide x 50' deep, with 60' loading bays (+/-16,740 SF bays)
Clear Height	32' clear minimum
Dock High Doors	55 – 9' x 10' insulated dock high doors with 4' exterior continuous canopy
Drive-In Doors	2 – 12' x 16' ramped, drive-in doors
Truck Court Depth	185' deep full concrete truck court, with 60' concrete apron
Auto Parking	235 auto spaces
Trailer Storage	80 trailer storage locations
Electrical	277/480 volt, 3 phase (amps designed to meet tenant's needs if BTS)
Sprinkler	ESFR sprinkler system with fire pump



Major Transportation Routes



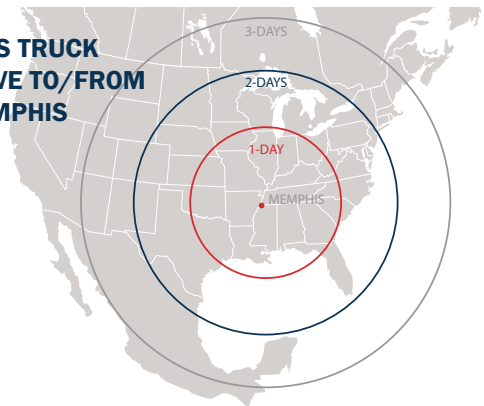
Extension of I-69 (nicknamed the NAFTA Highway). Described as the largest North-to-South traveled thoroughfare running from Montreal, through Memphis, to the Texas-Mexico border. It is estimated that 40% of all US manufacturing travels down this corridor.

Tri-State Rail & Airport Access

Within minutes from DeSoto 55, the Memphis rail line is the 3rd most-connected rail center in the World & is 1 of only 3 cities to have FIVE Class railroads (NS, BNSF, CN, UP, and CSX)



DAYS TRUCK DRIVE TO/FROM MEMPHIS



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