

# FAYETTE TRADE CENTER

505 Highway 72 | Piperton, TN 38017

317,059 Square Feet Available | Class A Industrial

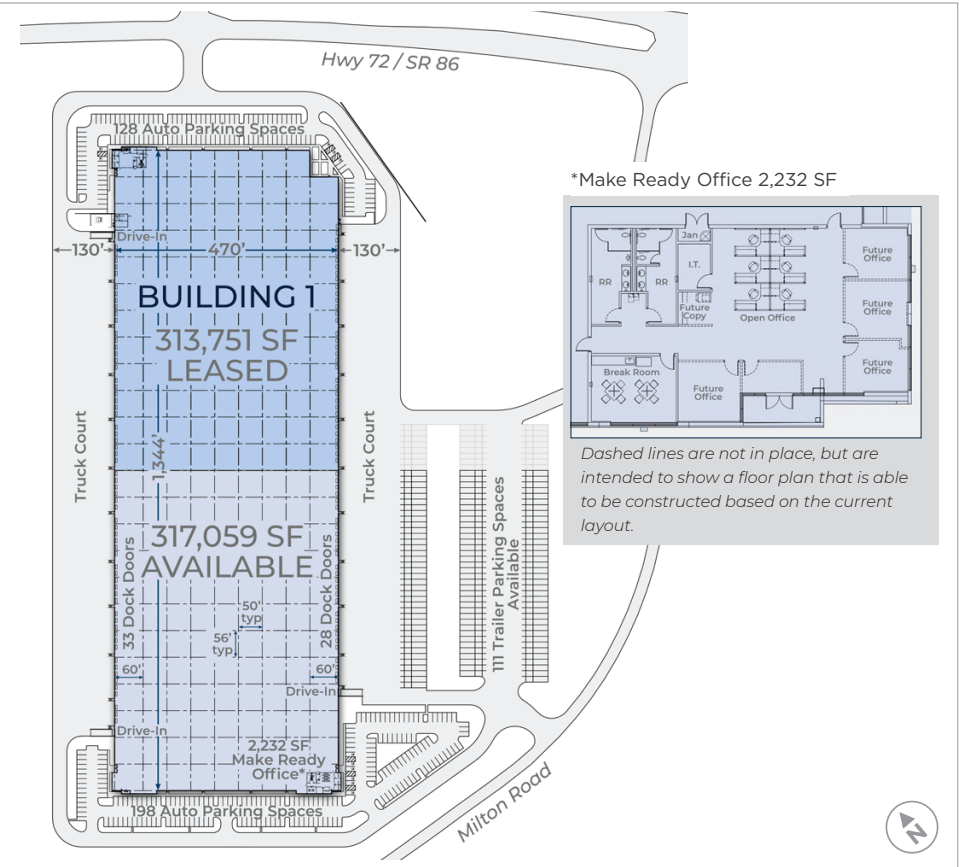
Fayette Trade Center is a Class A distribution center located on 40 acres of land in Fayette County. Ideally located at US-72 and Highway 196, this site offers excellent highway access and visibility.



# FAYETTE TRADE CENTER


505 HIGHWAY 72 | PIPERTON, TN 38017

## PROPERTY OVERVIEW



 317,059 SF available on  $\pm$  40.74 acres

 Cross-dock configuration

 130' truck courts

 2,232 SF make ready office

 50'D x 56'W typical column spacing; 60'D at staging bays

 111 – trailer parking spaces


 36' clear height

 61 – 9' x 10' dock doors

 198 – car parking spaces

 ESFR sprinkler system

 2 – 12' x 14' drive-in ramps

 480 volt / 3-phase electrical

 TPO roof

### Development

 **HILLWOOD**  
A PEROT COMPANY\*

### TODD BLANTON

901 682 4694 (o) | 205 229 3457 (c)  
todd.blanton@hillwood.com

### Leasing

 **Colliers**  
INTERNATIONAL

### ANDY CATES

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### TIM MASHBURN

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## AREA INFORMATION



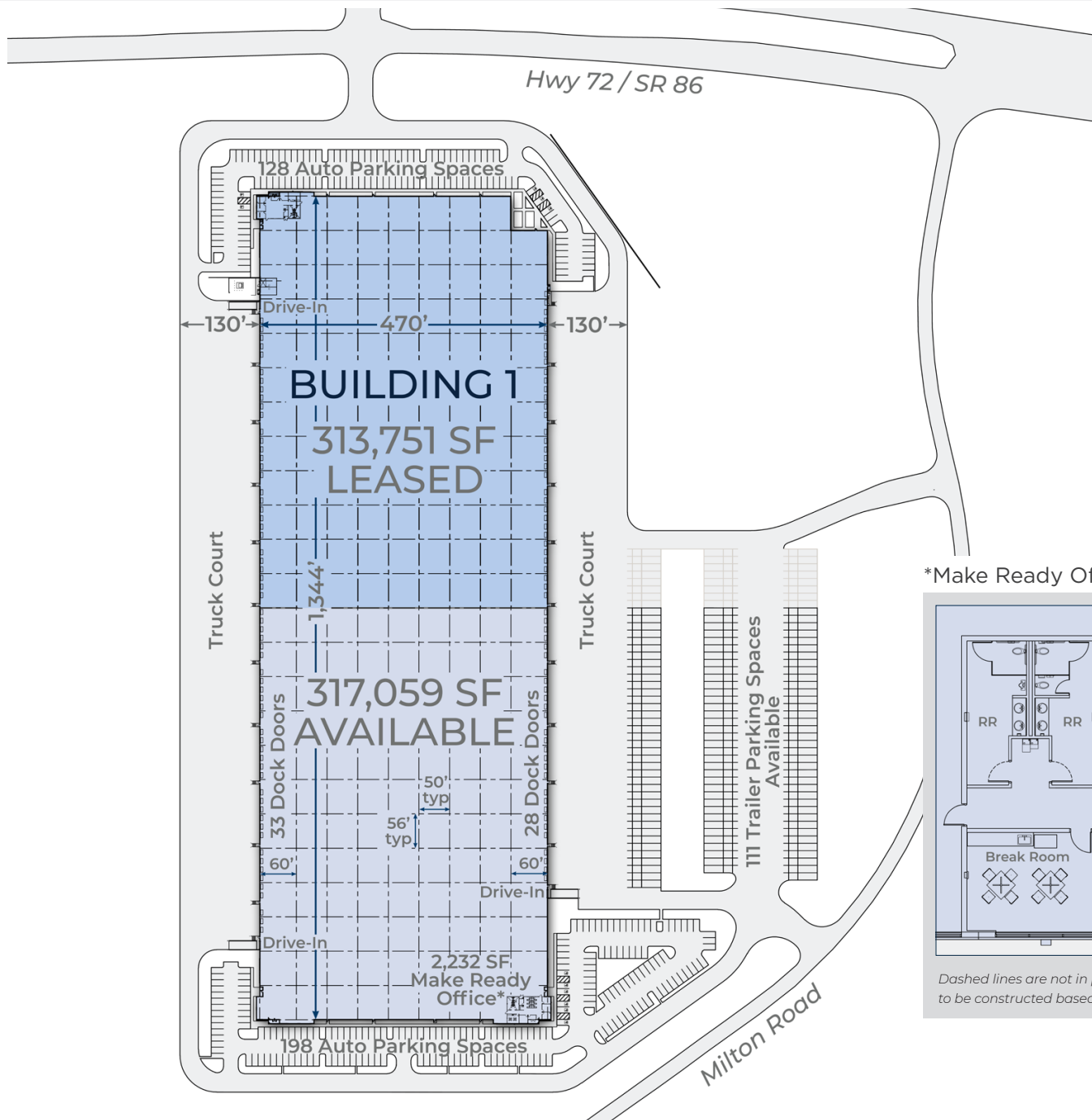
### BUSINESSES

- |                    |                                   |
|--------------------|-----------------------------------|
| 1. MCR Safety      | 6. Volvo Groups Trucks Operations |
| 2. Asics           | 7. Post Consumer Brand            |
| 3. Exel            | 8. McCormick                      |
| 4. ROCKWOOL        | 9. TBC Corporation                |
| 5. Niagra Bottling |                                   |

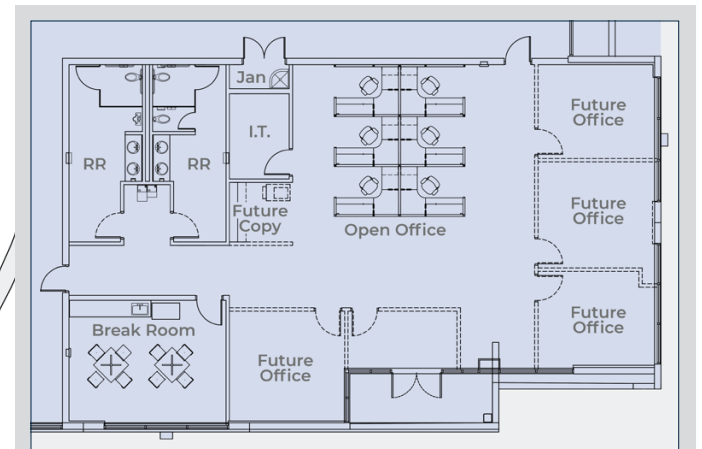
### DRIVE TIMES

Interstate 269			
	3 mi.		5 min.
Norfolk Southern Intermodal			
	5 mi.		10 min.
BNSF Intermodal			
	18 mi.		30 min.
Memphis International Airport			
	26 mi.		32 min.





\*Make Ready Office 2,232 SF



Dashed lines are not in place, but are intended to show a floor plan that is able to be constructed based on the current layout.



# FAYETTE TRADE CENTER

505 HIGHWAY 72 | PIPERTON, TN 38017

SITE PLAN

# FAYETTE TRADE CENTER | MASTER PLAN

505 HIGHWAY 72 | PIPERTON, TN 38017

## PROPERTY PHOTOS





# CONTACT

## DEVELOPMENT



### TODD BLANTON

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## LEASING



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