

HORN LAKE 55 BUSINESS CENTER

BUILDING B

580 Nail Rd West, Horn Lake, MS 38637

200,268 SF Available - MOVE IN READY







LEASING AGENT DEVELOPER

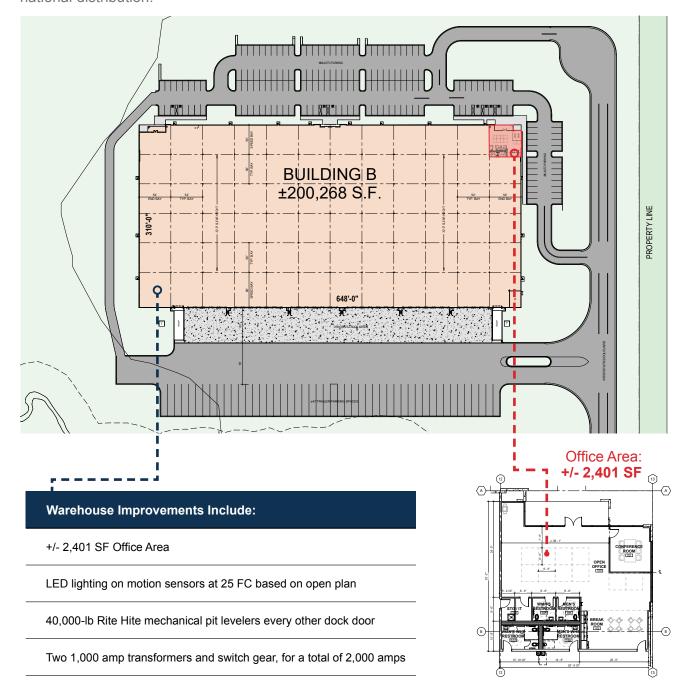
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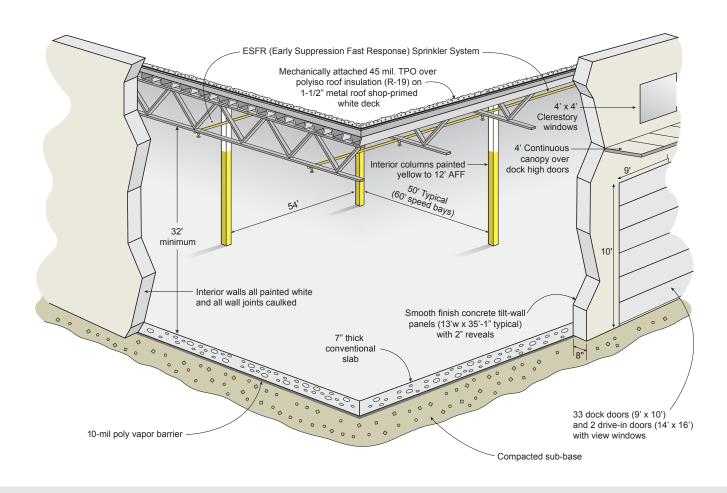
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Horn Lake 55 Business Center is located in Horn Lake, Mississippi within 1.5 miles of I-55 exits at Goodman Road (exit 289) to the north and Church Road (exit 287) to the south.

With close proximity to the Memphis International Airport and the best access to I-40, I-240 and I-269 (connecting to I-22, one of the region's major logistics corridors to Birmingham, AL), the property is ideally situated for both domestic and international business trades requiring local, regional and national distribution.





BUILDING SPECIFICATIONS

Square Footage ±200,268 SF (648' x 310')

Site Area +/- 24.18 acres

Office Area 2,401 SF of office space

Configuration Rear Load

Slab Thickness 7" thick, 4,000 psi conventional slab

Column Spacing 54' wide x 50' deep typical, with 60' loading bay

Clear Height 32' clear minimum

Dock High Doors 33 – 9' x 10' insulated dock high doors with 4' exterior continuous canopy

Drive-In Doors 2 – 14' x 16' ramped, drive-in doors

Truck Court Depth 185' truck court inclusive of a 60' deep concrete apron

Auto Parking180 auto spacesTrailer Storage47 trailer spaces

Warehouse Improvements LED lighting on motion sensors at 25 FC based on open plan

40,000-lb Rite Hite mechanical pit levelers on 16 dock doors (every other door)

Two 1,000 amp transformers and switch gear, for a total of 2,000 amps

Ten forklift chargers

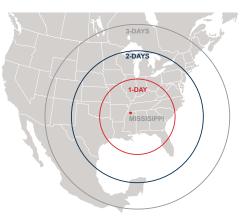
Sprinkler ESFR sprinkler system with fire pump







DAYS TRUCK DRIVE TO/FROM MISSISSIPPI





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