



HORN LAKE 55 BUSINESS CENTER

BUILDING B

580 Nail Rd West, Horn Lake, MS 38637

200,268 SF Available - MOVE IN READY



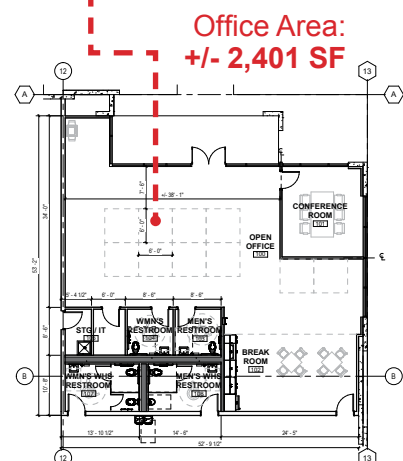
COMMERCIAL
ADVISORS

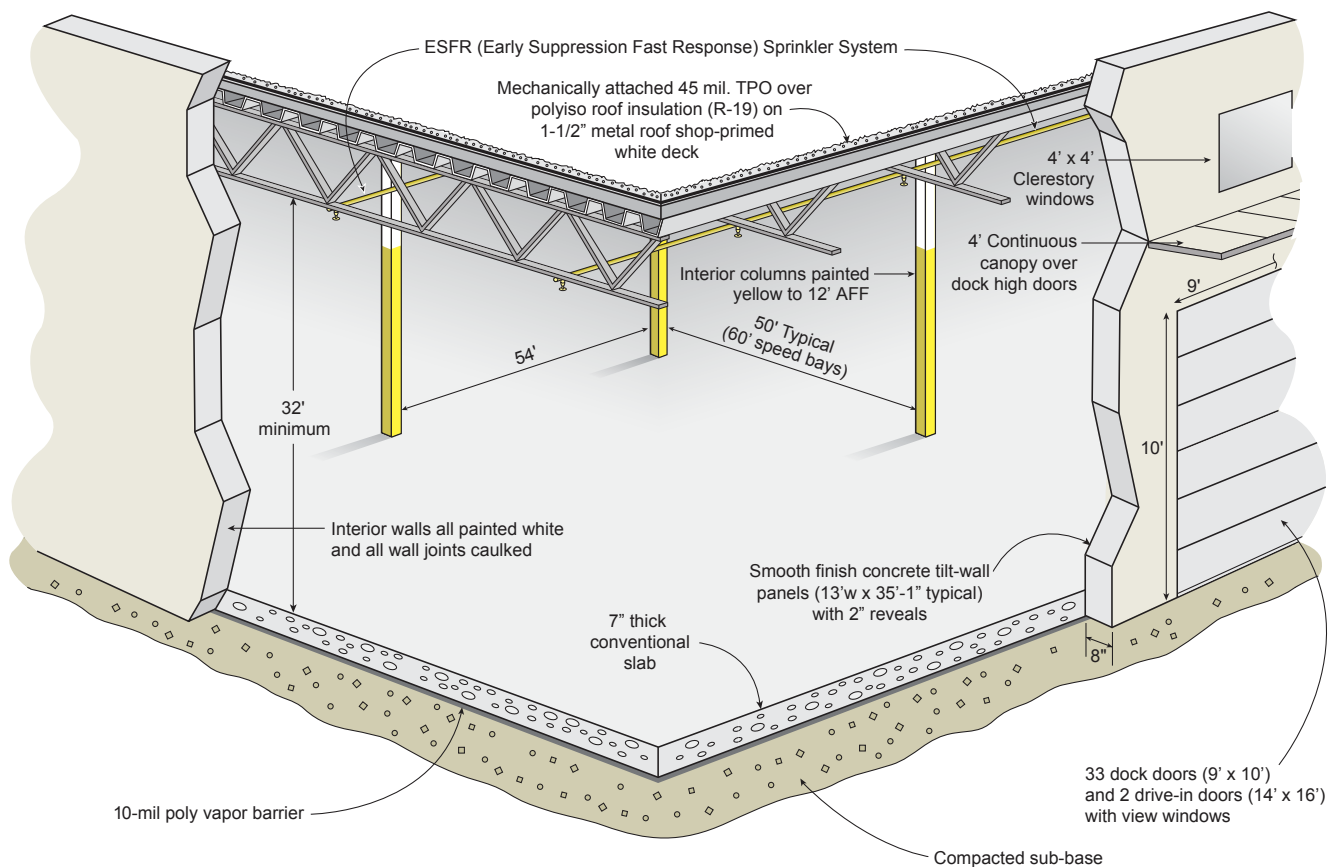
LEASING AGENT



CORE5
INDUSTRIAL PARTNERS

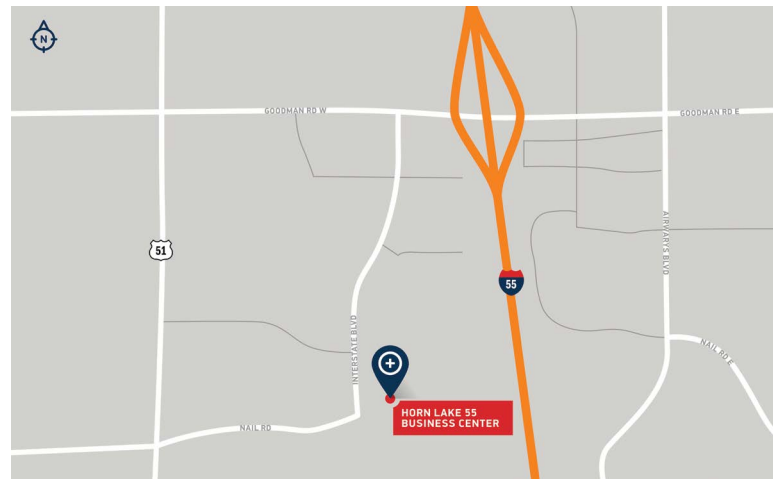
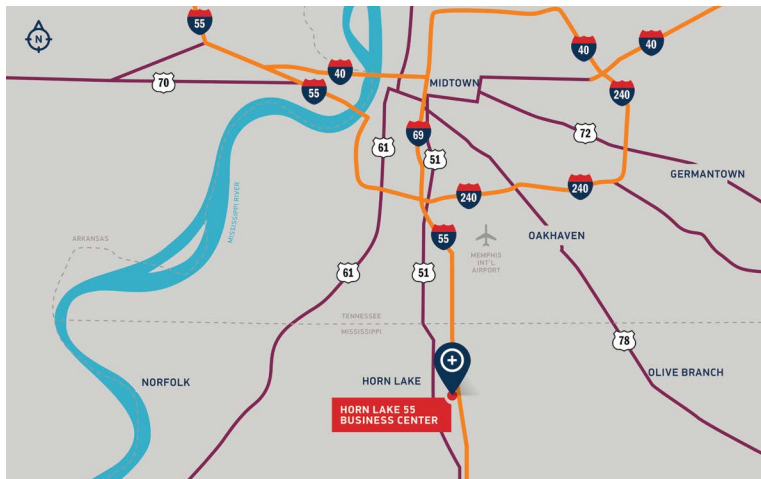
DEVELOPER



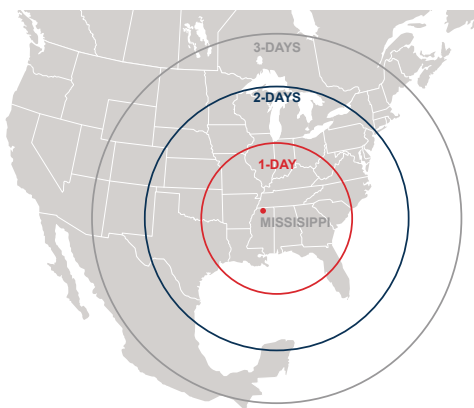


BUILDING SPECIFICATIONS

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 Parking	180 auto spaces
Trailer Storage	47 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
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