



# HORN LAKE 55 BUSINESS CENTER

## BUILDING A

6280 Interstate Blvd. Horn Lake, MS 38637

**581,883 SF Available - MOVE IN READY**



CUSHMAN &  
WAKEFIELD



COMMERCIAL  
ADVISORS

LEASING AGENT



**CORE5**  
INDUSTRIAL PARTNERS

DEVELOPER

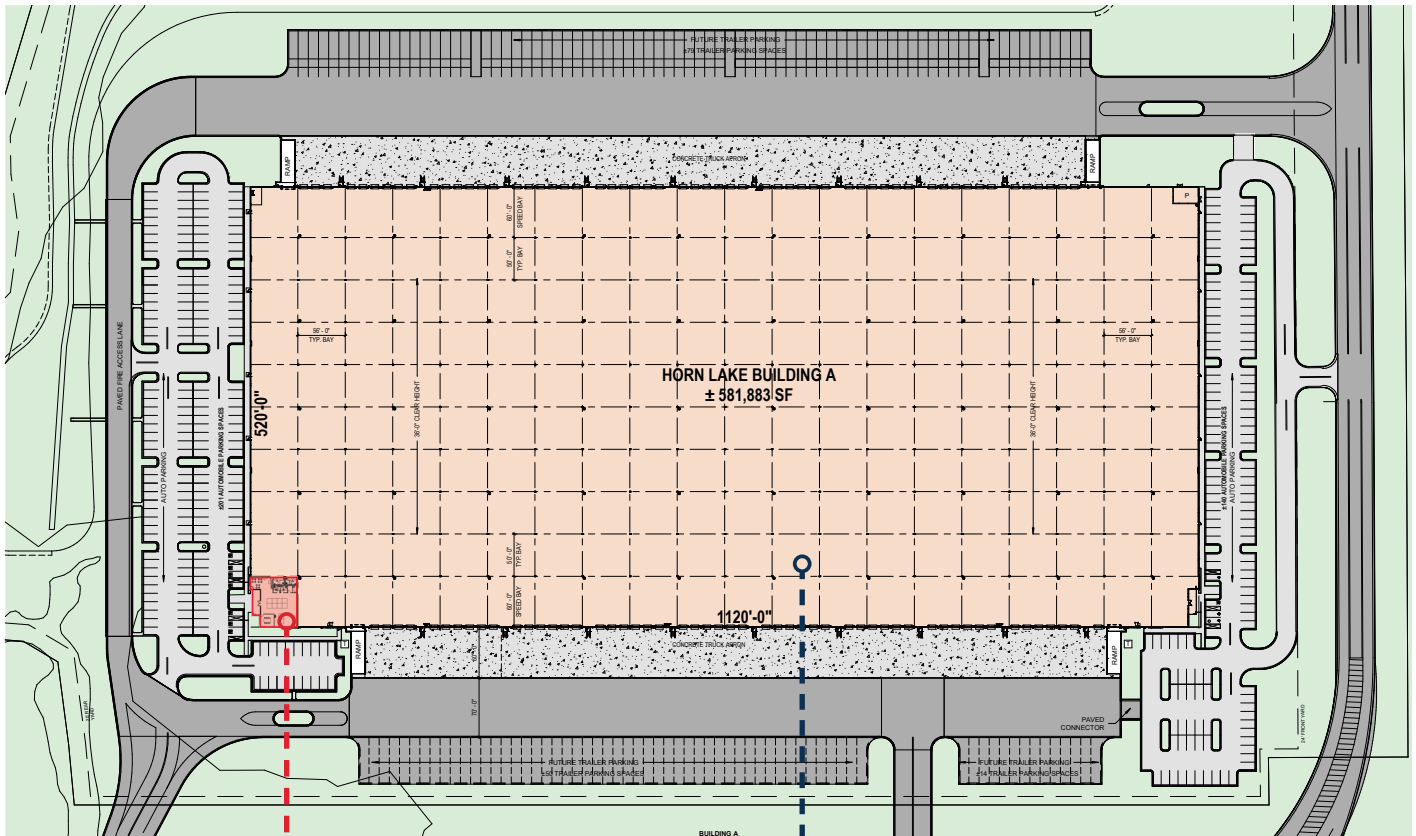
# HORN LAKE 55 BUSINESS CENTER

## BUILDING A

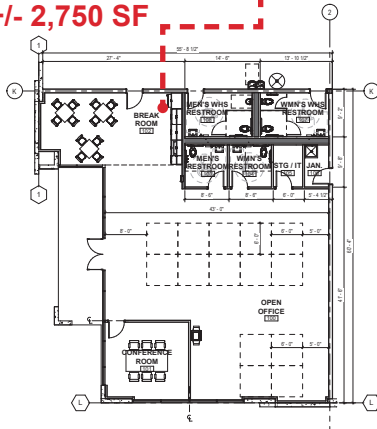
6280 Interstate Blvd. Horn Lake, MS 38637

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.

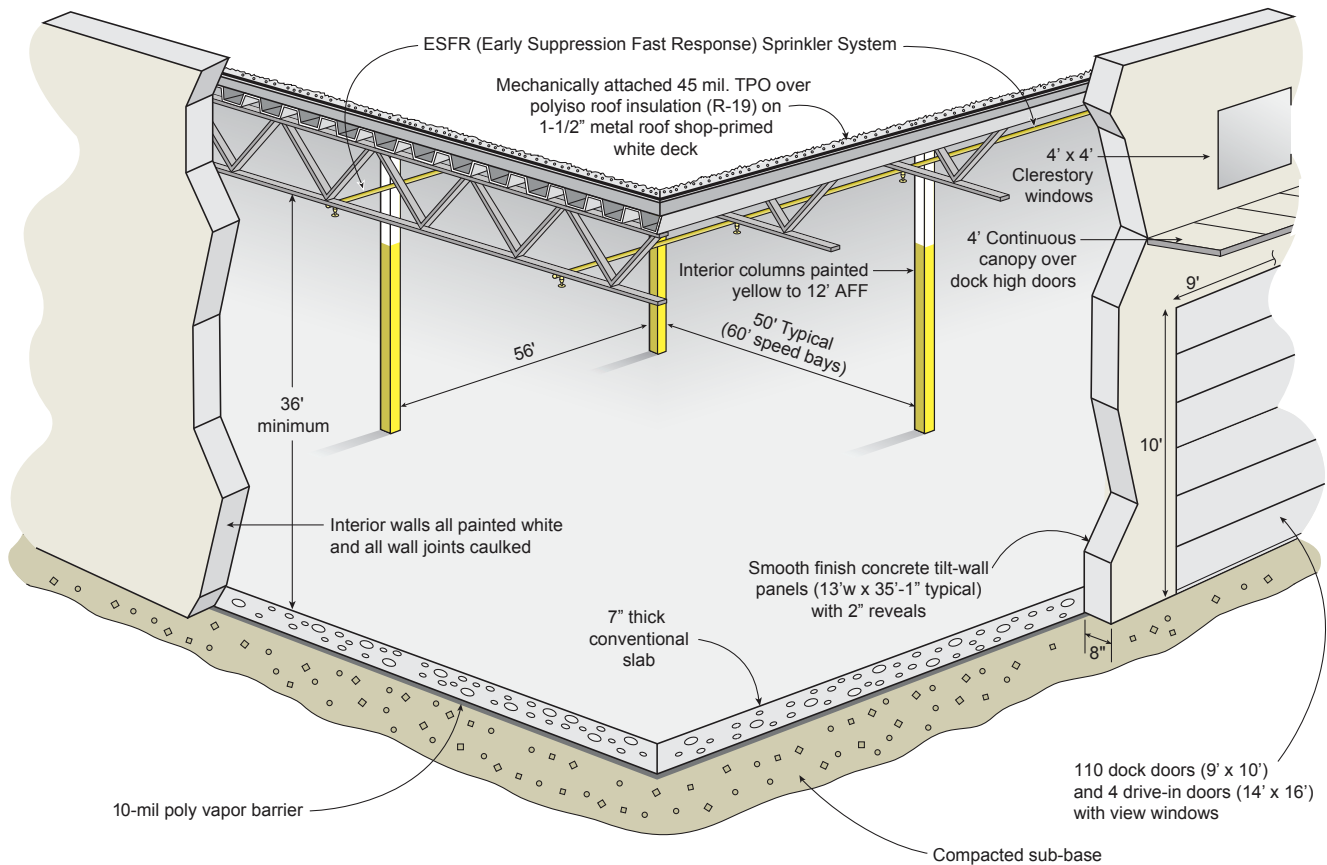


Office Area:  
±/- 2,750 SF



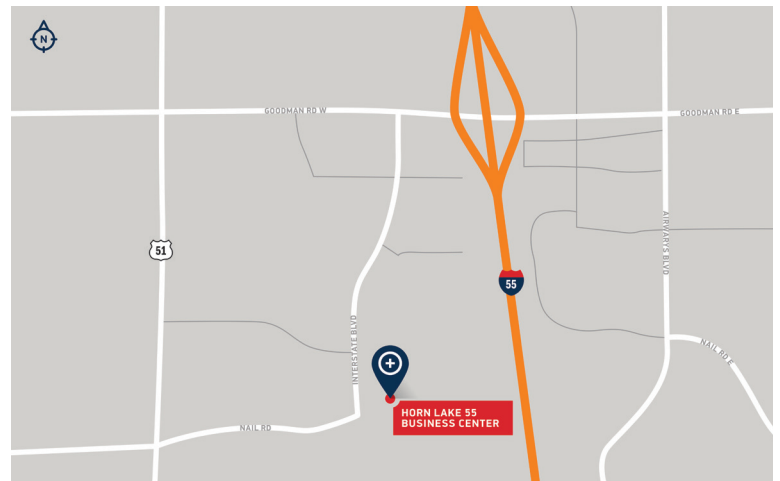
### Warehouse Improvements Include:

- ±/- 2,750 SF Office Area
- LED lighting on motion sensors at 25 FC based on open plan
- 40,000-lb Rite Hite mechanical pit levelers every other dock door
- Two 2,000 amp transformers and switch gear, for a total of 4,000 amps

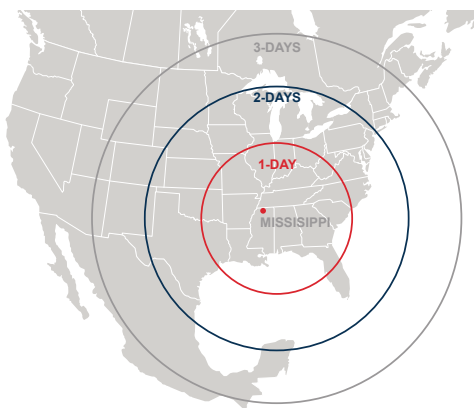


## BUILDING SPECIFICATIONS

<b>Square Footage</b>	±581,883 SF (1,120' x 520')
<b>Site Area</b>	+/-39.970 acres
<b>Office Area</b>	2,750 SF of office space
<b>Configuration</b>	Cross Dock
<b>Slab Thickness</b>	7" thick, 4,000 psi conventional slab
<b>Column Spacing</b>	56' wide x 50' deep typical, with 60' loading bays
<b>Clear Height</b>	36' clear minimum
<b>Dock High Doors</b>	110 – 9' x 10' insulated dock high doors with 4' exterior continuous canopy
<b>Drive-In Doors</b>	4 – 14' x 16' ramped, drive-in doors
<b>Truck Court Depth</b>	130' - 185' truck court inclusive of a 60' deep concrete apron
<b>Auto Parking</b>	340 auto spaces
<b>Trailer Storage</b>	79 trailer spaces - expandable to 143 total spaces
<b>Warehouse Improvements</b>	LED lighting on motion sensors at 25 FC based on open plan 40,000-lb Rite Hite mechanical pit levelers on 55 dock doors (every other door) Two 2,000 amp transformers and switch gear, for a total of 4,000 amps Ten forklift chargers
<b>Sprinkler</b>	ESFR sprinkler system with fire pump



**DAYS TRUCK DRIVE TO/FROM MISSISSIPPI**



**Rodney Davidson**  
Vice President Investments

**Kemp Conrad**  
Principal

O 404.262.5432  
C 678.524.8812

O 901.366.6070  
C 901.292.4653

[rdavidson@c5ip.com](mailto:rdavidson@c5ip.com)

[kconrad@commadv.com](mailto:kconrad@commadv.com)

© Copyright 2021 Core5 Industrial Partners, LLC. All rights reserved. CORE5, CORE5 INDUSTRIAL PARTNERS, and the stylized "C" CORE5 INDUSTRIAL PARTNERS design / logo are service marks of Core5 Industrial Partners, LLC for its real estate services, namely, acquisition, rental, brokerage, development, leasing, and management of industrial real estate property. These marks may not be used without express permission of Core5 Industrial Partners, LLC.