

9105 HACKS CROSS RD

Olive Branch, MS 38654

EXPANDABLE 3 OPTIONS

- +/- 191,700 SF Building
- +/- 259,200 SF Building
- +/- 282 Trailer Spaces



OPTION ONE

+/- 191,700 SF BUILDING

- Single-load with 28 dock doors
- 163 auto parking spaces
- 76 trailer parking spaces
- 185' truck court
- Potential to demise
- Direct access to Hacks Cross Rd and Stateline Rd

OPTION TWO

+/- 259,200 SF BUILDING

- Cross-dock with 48 dock doors
- 151 auto parking spaces
- 32 trailer parking spaces
- 185' truck court
- Potential to demise
- Direct access to Hacks Cross Rd and Stateline Rd

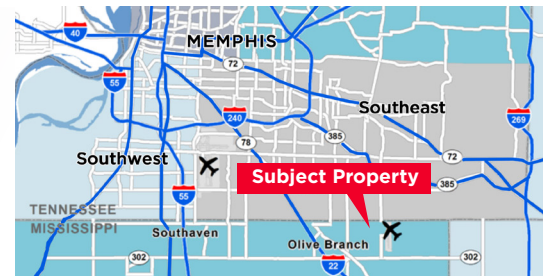
OPTION THREE

+/- 282 TRAILER SPACES

- Potential to be fully secured and lit
- 13.84 acres total area
- Direct access to Hacks Cross Rd and Stateline Rd

PRIME LOCATION

- Located in the Core Olive Branch submarket
- Minutes to the Memphis International Airport, FedEx Ground hub & BNSF Railway
- Easy access to SH-385, I-240, and US-78



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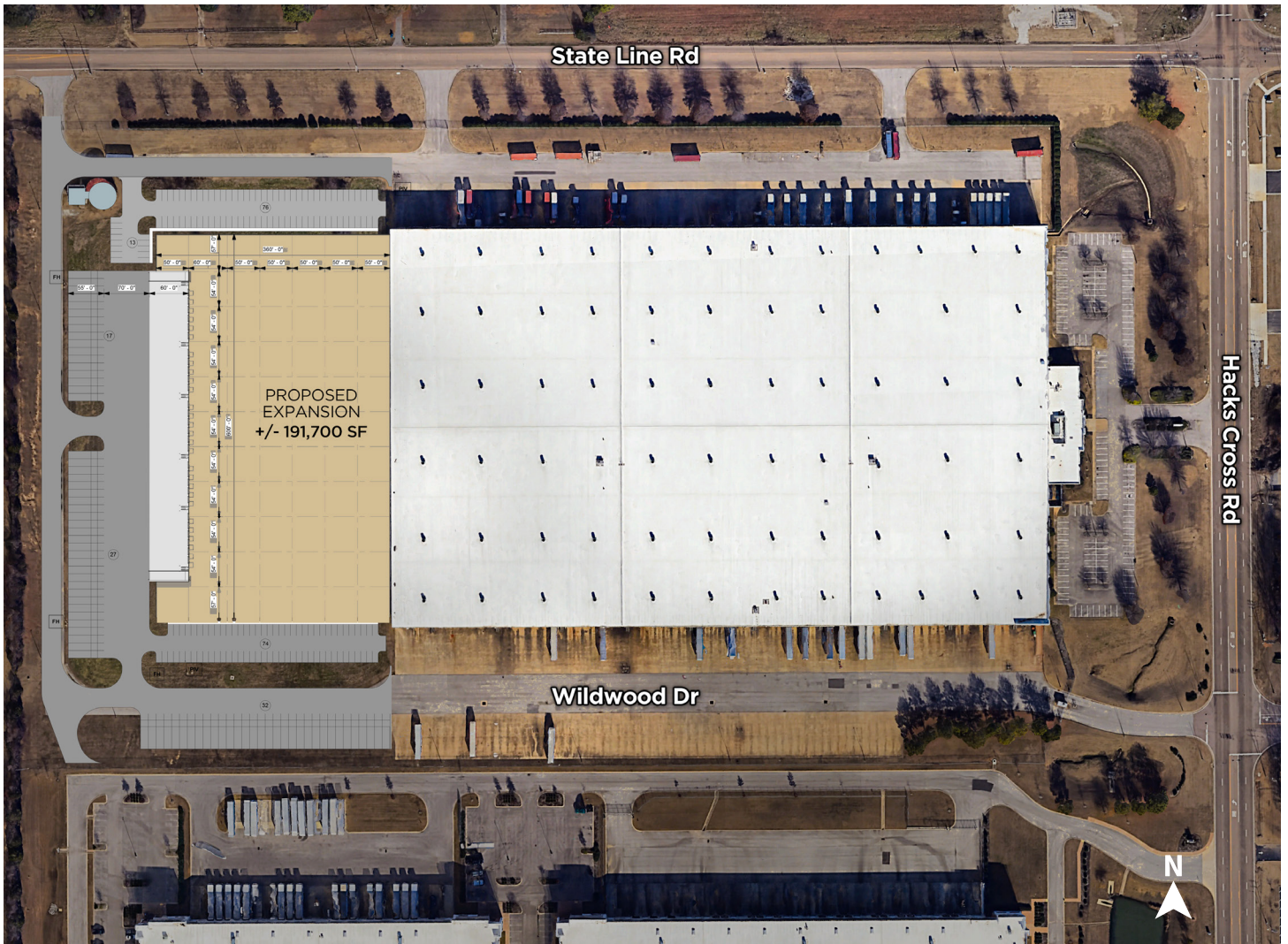
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SITE PLAN / OPTION ONE



+/- 191,700 SF BUILDING

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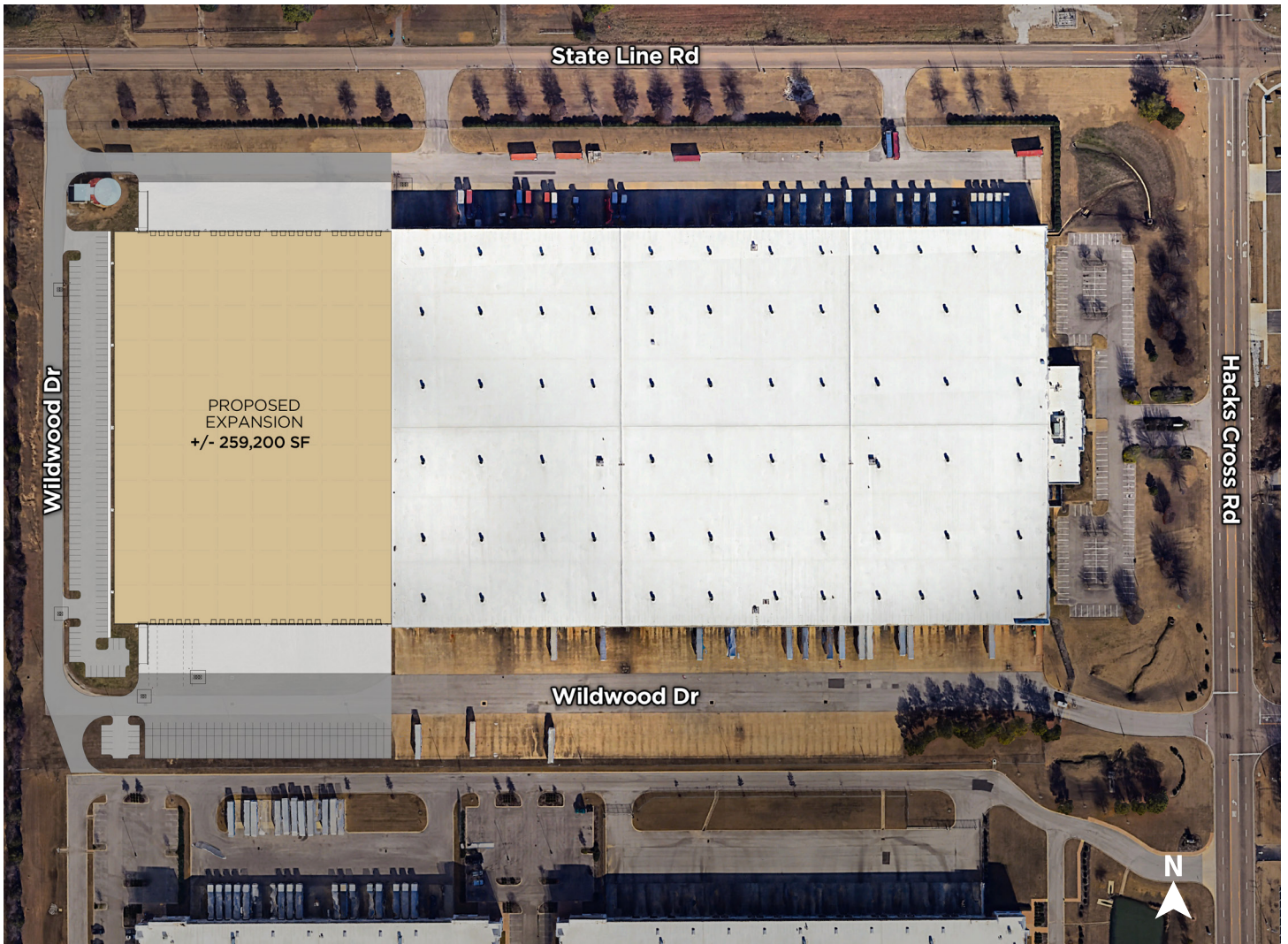
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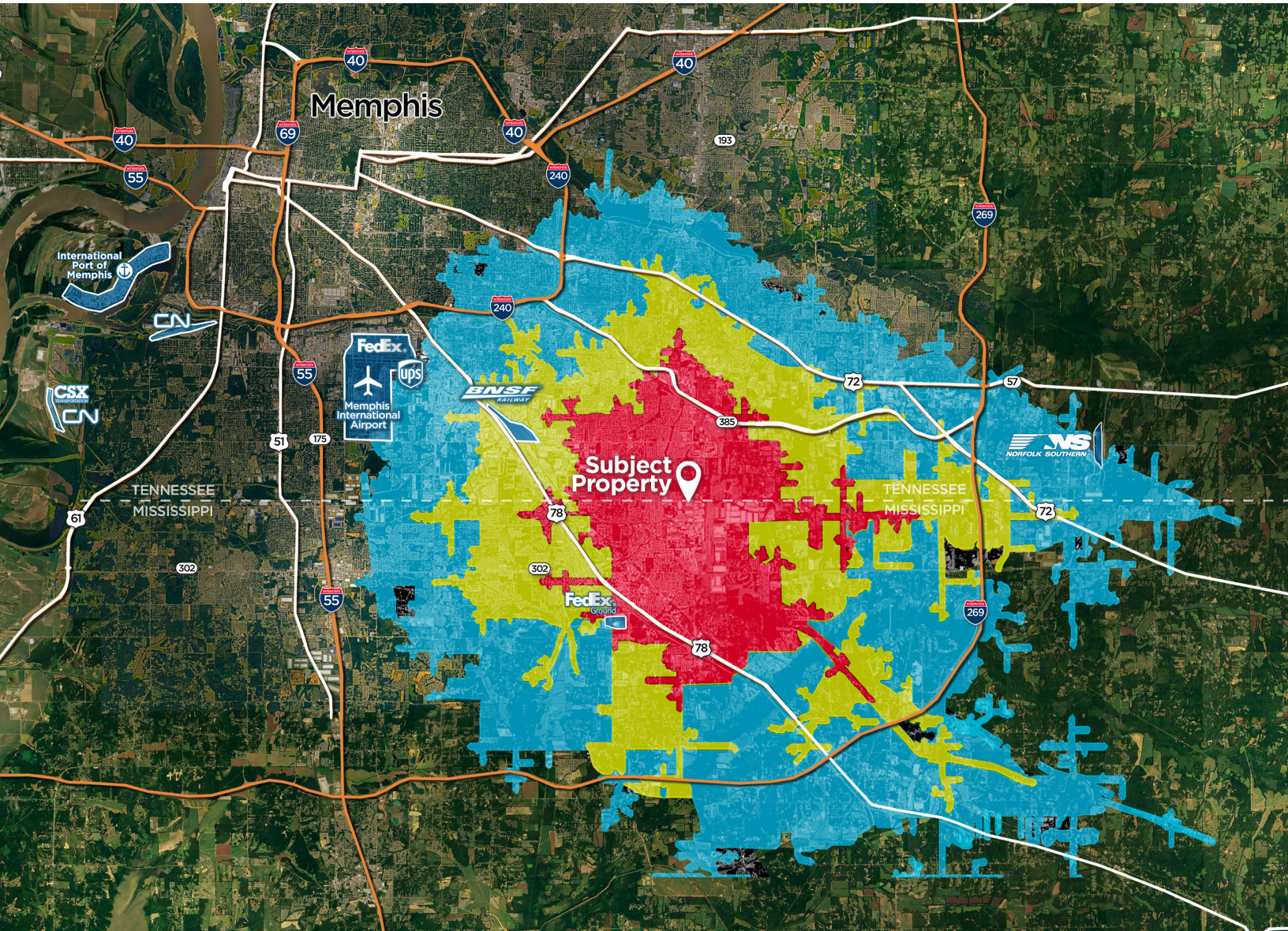
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DRIVE TIME MAP



	5 MINS		10 MINS		15 MINS		
	25	26	20	13	12	28	48
	MINS	MINS	MINS	MINS	MINS	MINS	MINS
	13	13	15	7	6	18	46
	MILES	MILES	MILES	MILES	MILES	MILES	MILES

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