

THREE EXPANSION OPTIONS

PLUS +/- 600,000 SF AVAILABLE 2025

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 demolish
- 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 demolish
- Direct access to Hacks Cross Rd and Stateline Rd

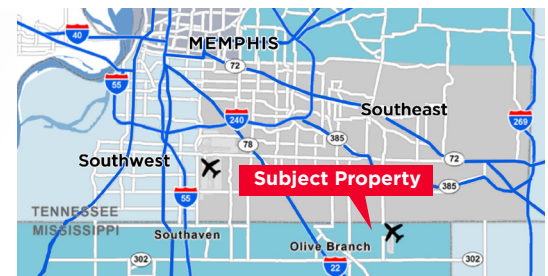
OPTION THREE

+/- 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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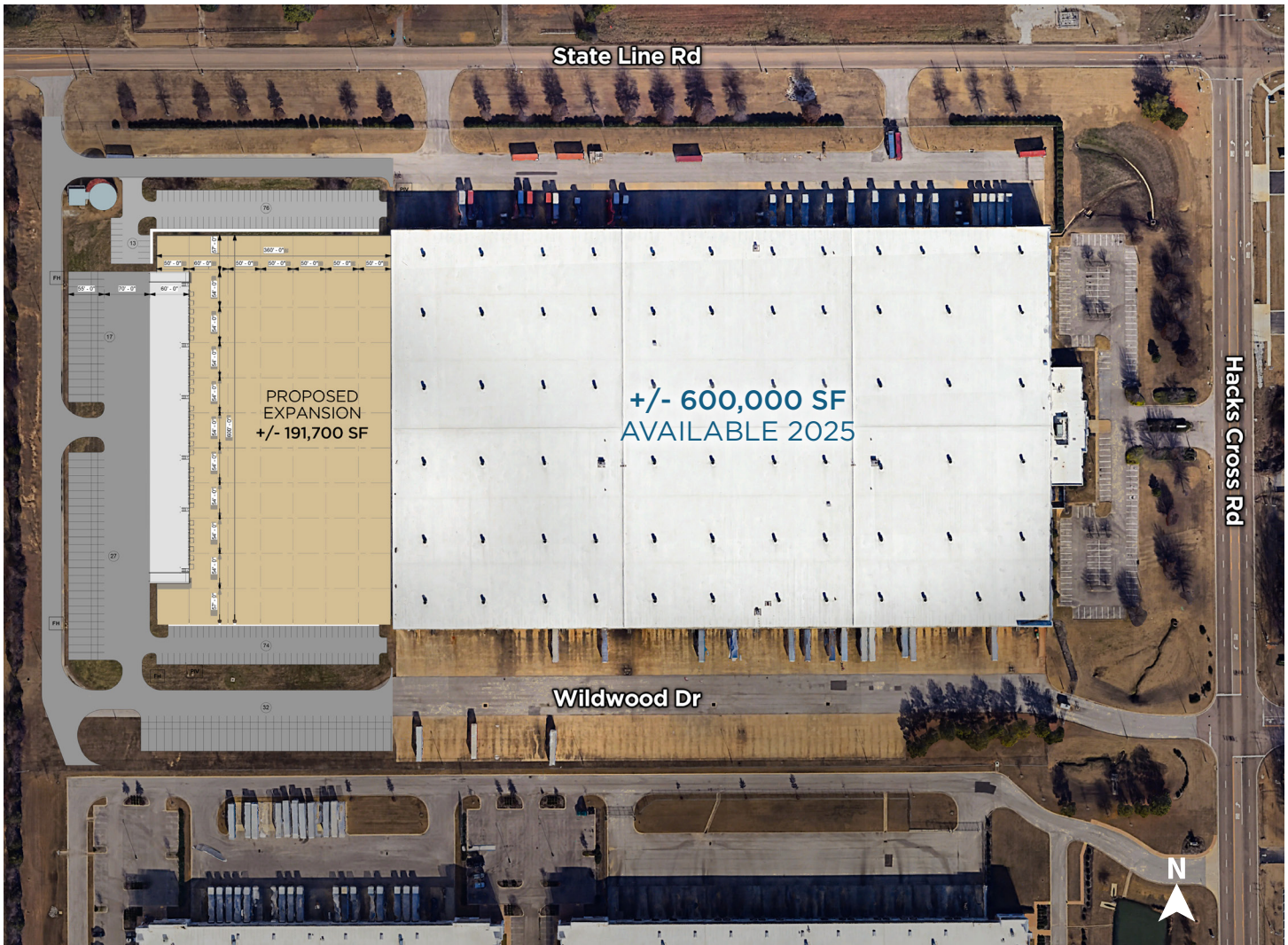
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SITE PLAN / OPTION ONE



+/- 191,700 SF BUILDING

FEATURES

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 - 185' truck court
 - Direct access to Hacks Cross Rd and Stateline Rd
 - 163 auto parking spaces
 - Potential to demise
- 76 trailer parking spaces

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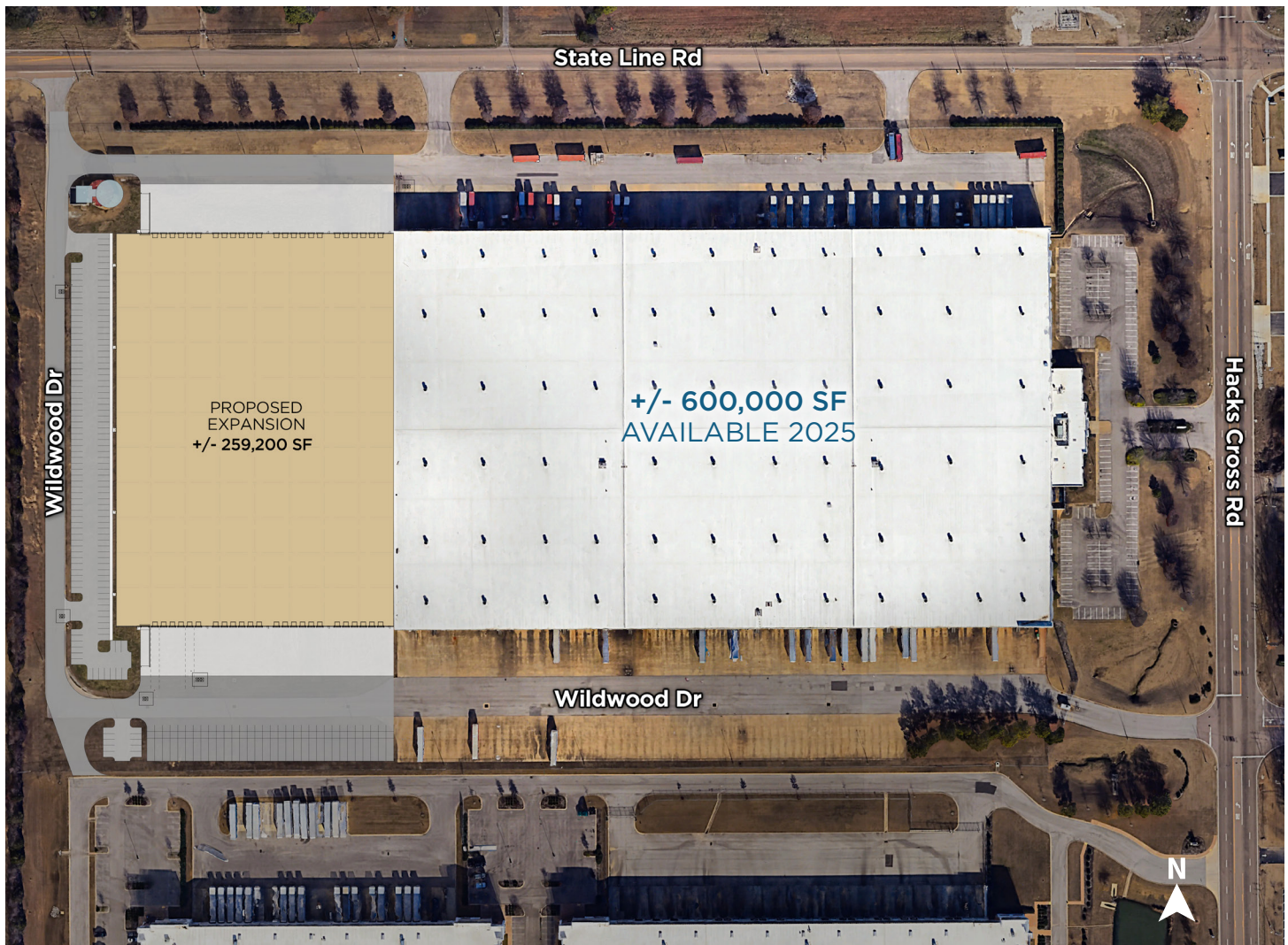
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SITE PLAN / OPTION TWO



+/- 259,200 SF BUILDING

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SITE PLAN / OPTION THREE



+/- 282 TRAILER PARKING

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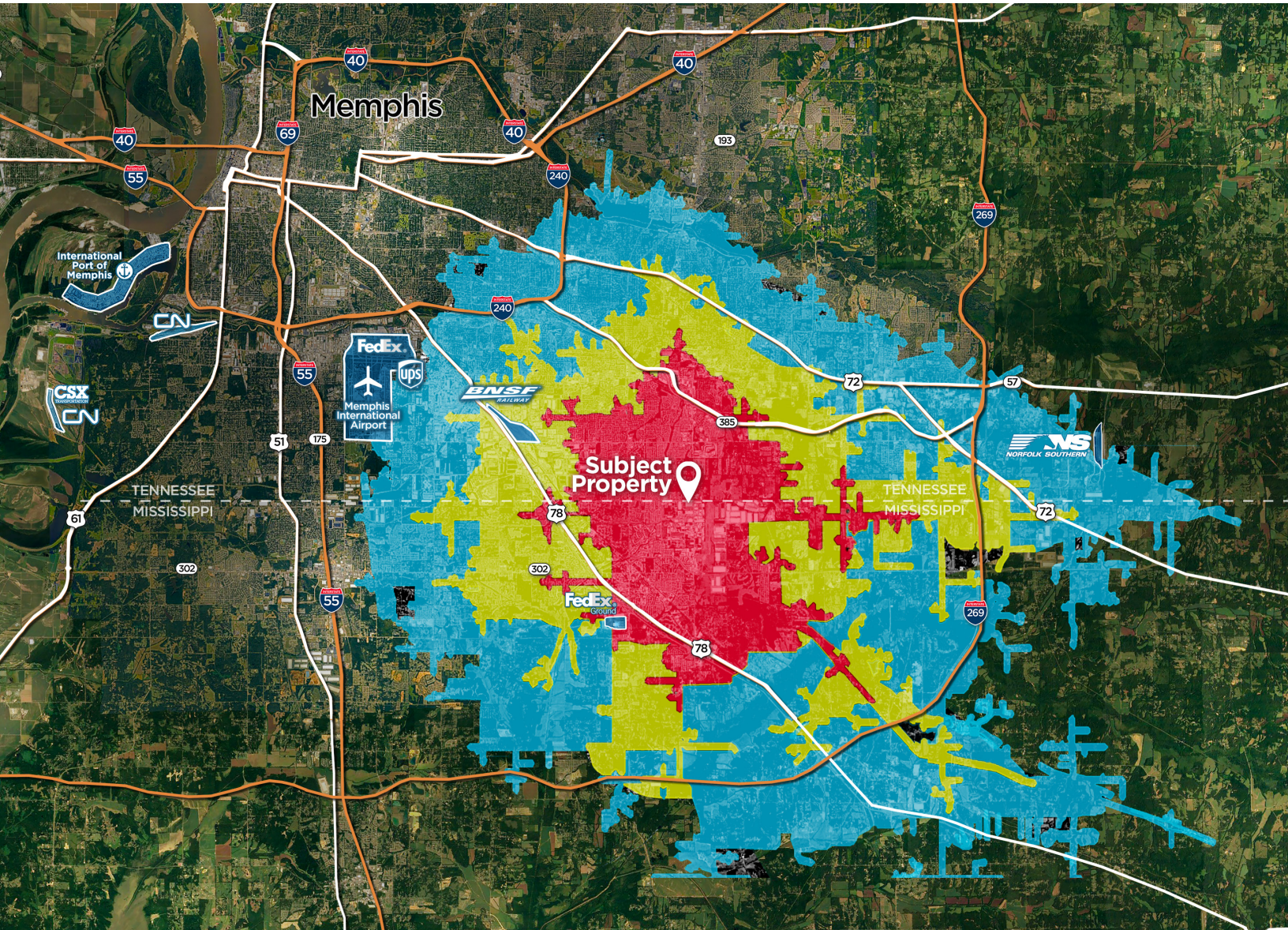
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DRIVE TIME MAP



Ford's \$5.6 Billion
Blue Oval City

- 5 MINS
- 10 MINS
- 15 MINS

25
MINS
13
MILES

26
MINS
13
MILES

20
MINS
15
MILES

13
MINS
7
MILES

12
MINS
6
MILES

28
MINS
18
MILES

48
MINS
46
MILES

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