

863,176 SF SUBLEASE

LOGISTICS CENTER Bldg D

7700 Nail Rd | Olive Branch, MS 38654



CLASS A+ LOGISTICS SPACE FOR SUBLEASE

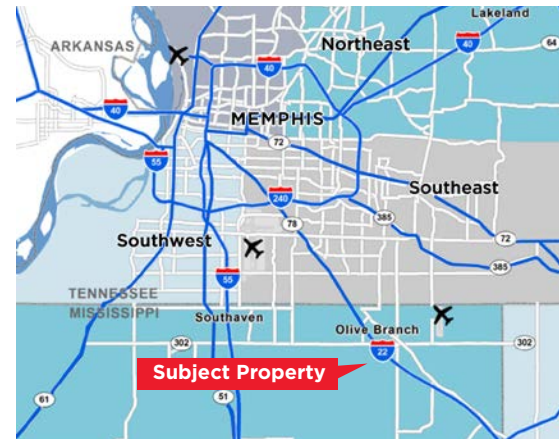
863,176 SF AVAILABLE

AVAILABILITY HIGHLIGHTS

- Sublease available through February 28, 2034
- Never-occupied, brand-new building
- Class A+ development by IDI Logistics
- Located in the master-planned Olive Branch Logistics Center
- Immediately adjacent to FedEx Ground and I-22
- Desirable Olive Branch location
- Quick access to Memphis International Airport (FedEx and UPS hubs) and BNSF Intermodal

PROPERTY HIGHLIGHTS

- 863,176 SF full building available
- Expandable to 1,342,405 SF
- Built 2022
- Clear Height: 40'
- 8,600 amps power
- Office space: 41,731 SF total
 - 32,296 SF main office
 - 9,435 SF shipping/receiving and satellite offices
- Dock doors: 164 total, 84 fully equipped with pit leveler, dock lock, shelter, light and fan
- Drive-In Doors: 4 (14' x 16')
- 185' truck court with 205 dedicated trailer parking spaces
- Auto parking spaces: 574
- Column Spacing: 56' x 50'
- Configuration: Cross-Dock
- Floor Slab: Ductilcrete® System
- Fire Sprinkler: ESFR
- Roof: 60-mil TPO with R-19 insulation
- Dedicated auto and trailer ingress/ egress
- Fully fenced and gated



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OLIVE BRANCH



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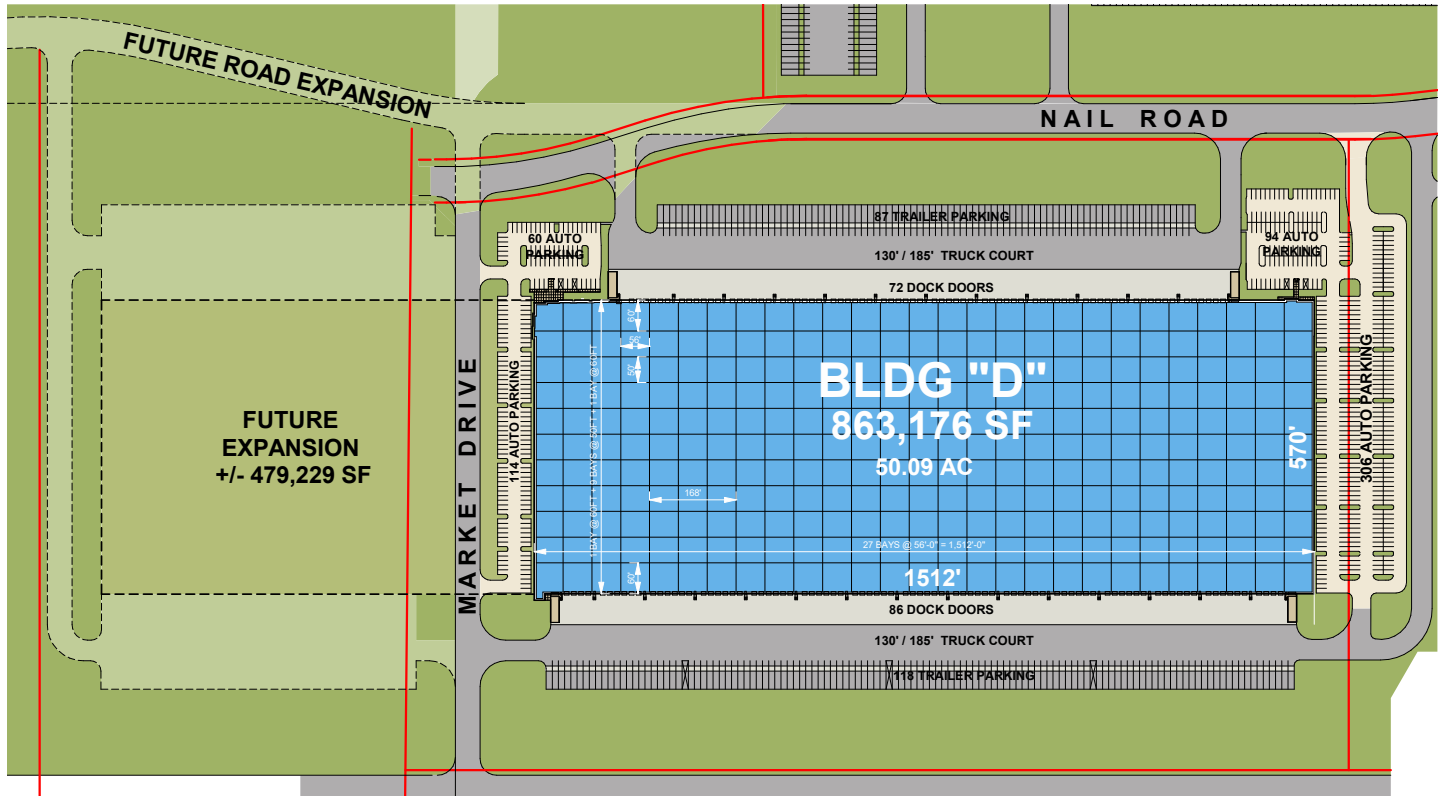
COMMERCIAL
ADVISORS

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SITE PLAN WITH EXPANSION



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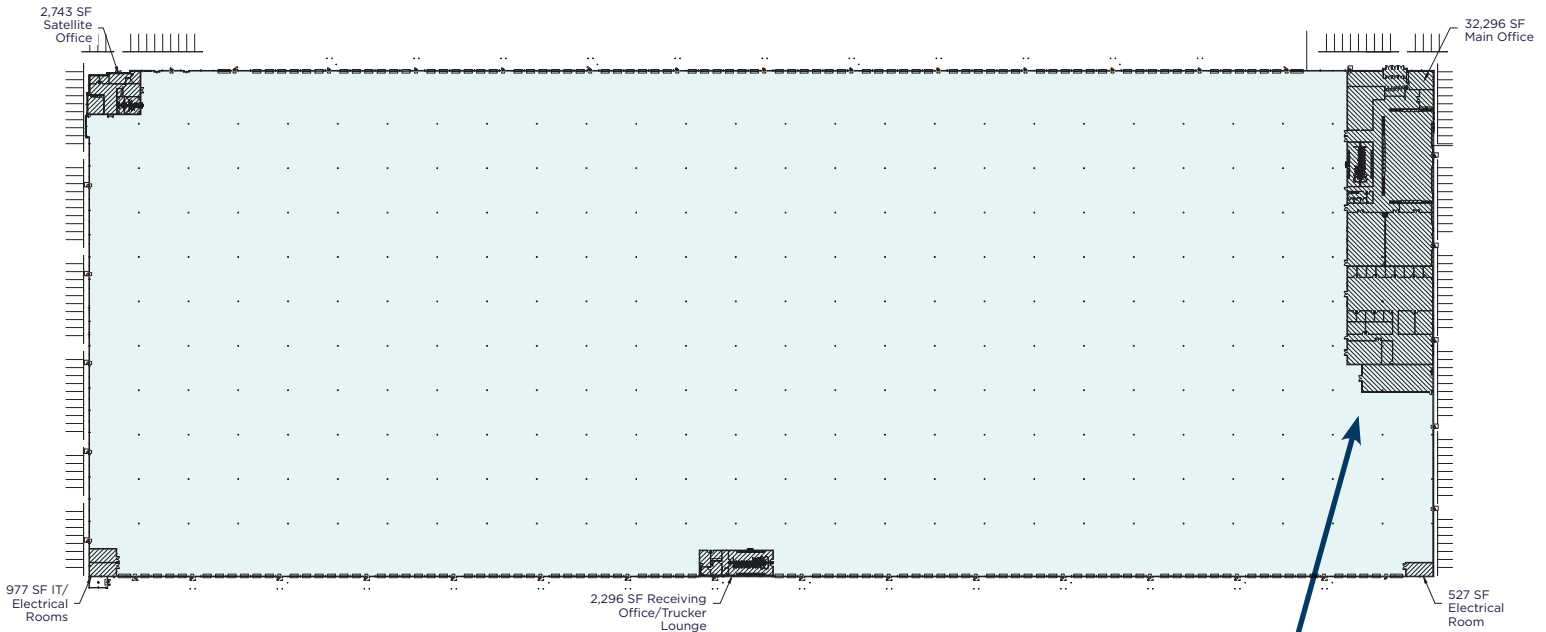
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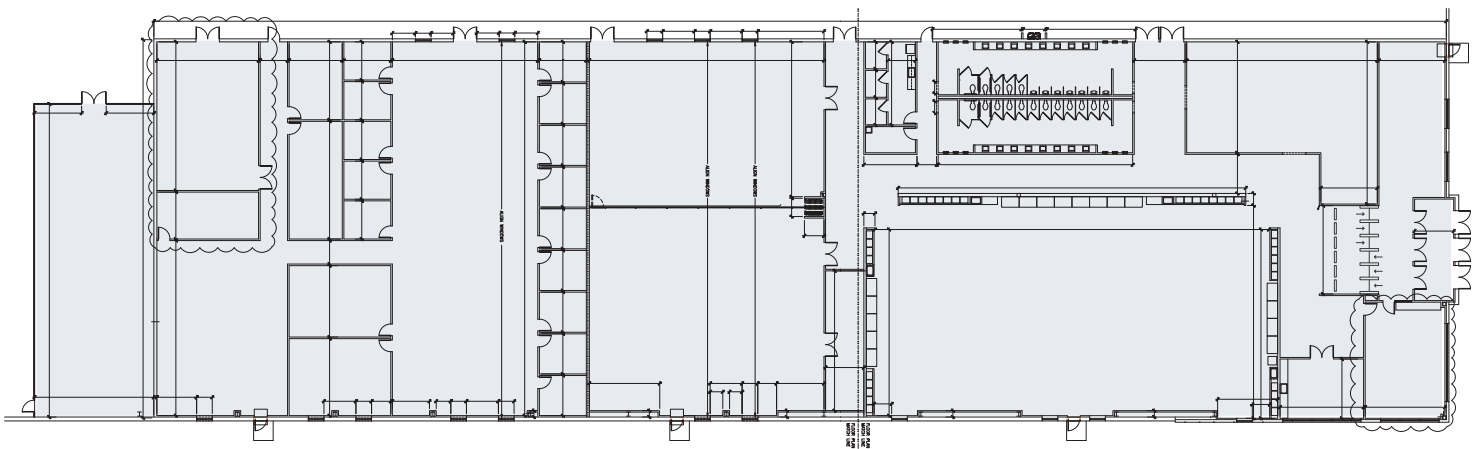
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FLOOR PLAN



MAIN OFFICE INCLUDING BREAKROOM, TRAINING ROOM, LOCKER ROOM, MULTIPLE CONFERENCE ROOMS

32,296 SF



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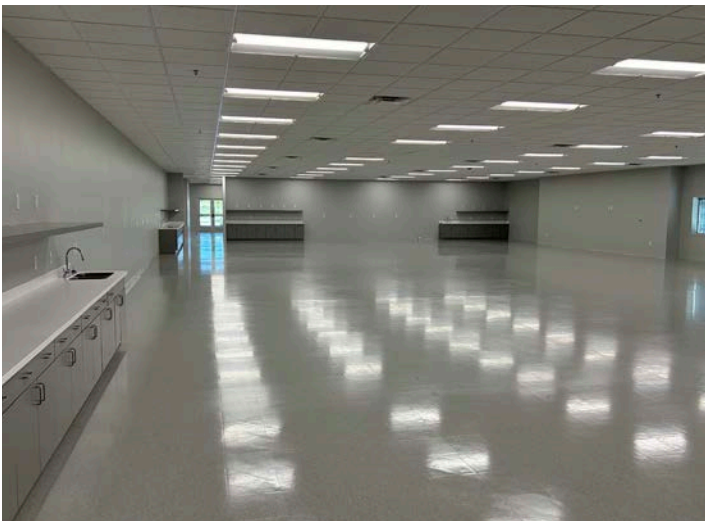
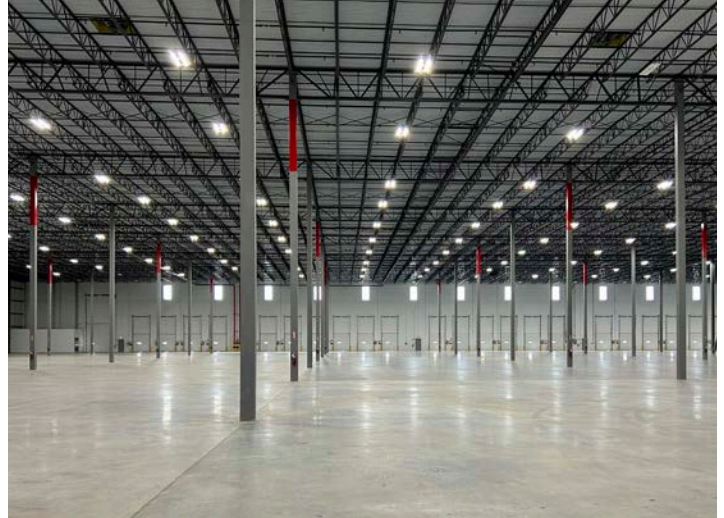
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THE PROPERTY



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COMMERCIAL ADVISORS

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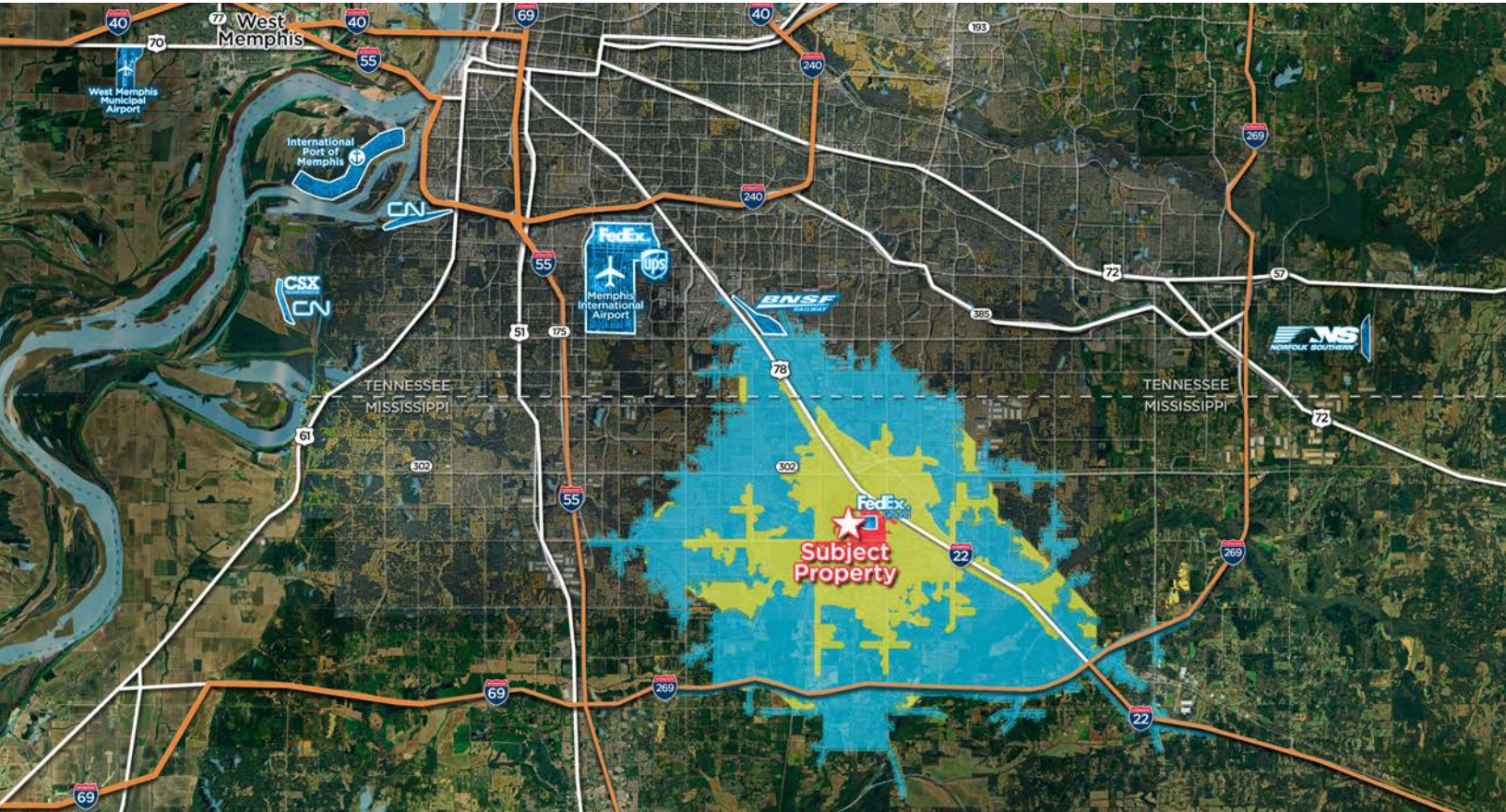
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DRIVE TIME MAP

5 MINS

10 MINS

15 MINS



Greater than 90% of the world's GDP is within 72 hours of Memphis
75% of the U.S. population is within a 2 day drive (22 hours)

Memphis International Airport FedEx ups	BNSF RAILWAY	INTERSTATE 40	INTERSTATE 55	INTERSTATE 22	FedEx Ground	Ford Ford's \$5.6 Billion Blue Oval City
17 MINS	16 MINS	26 MINS	15 MINS	3 MINS	1 MIN	54 MINS
13 MILES	9 MILES	18 MILES	9 MILES	2 MILES	0.5 MILE	57 MILES

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