

INDUSTRIAL SPACE **SUBLEASE**

CROSSROADS A

9124 POLK LANE, OLIVE BRANCH, MS, 38654

 CUSHMAN &
WAKEFIELD

 COMMERCIAL
ADVISORS

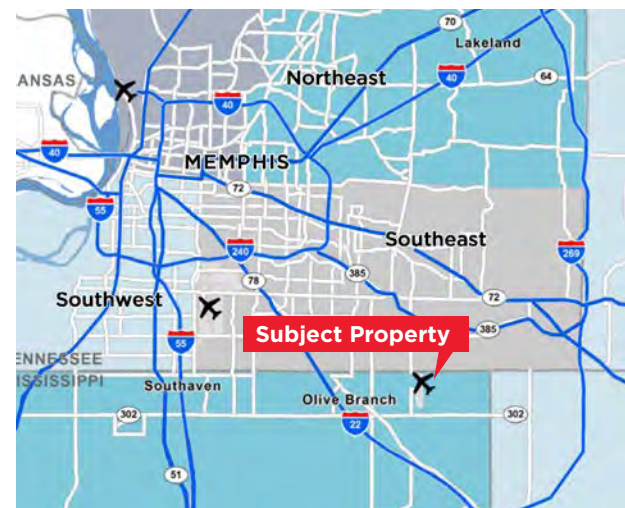


PROPERTY HIGHLIGHTS

239,863 SF SUBLEASE AVAILABLE

Space Highlights:

- Total Building: 452,745 SF
- Available SF: 239,863 SF
- Office SF: 8,280 SF
- Sublease term through 5/31/2028.
- Clear Height: 32' clear
- Loading Type: Crossdock
- 100% HVAC
- LED lighting
- 2,000 amps power
- 57 dock doors (32 equipped with pit levelers)
- 1 drive-in door
- New roof in 2025



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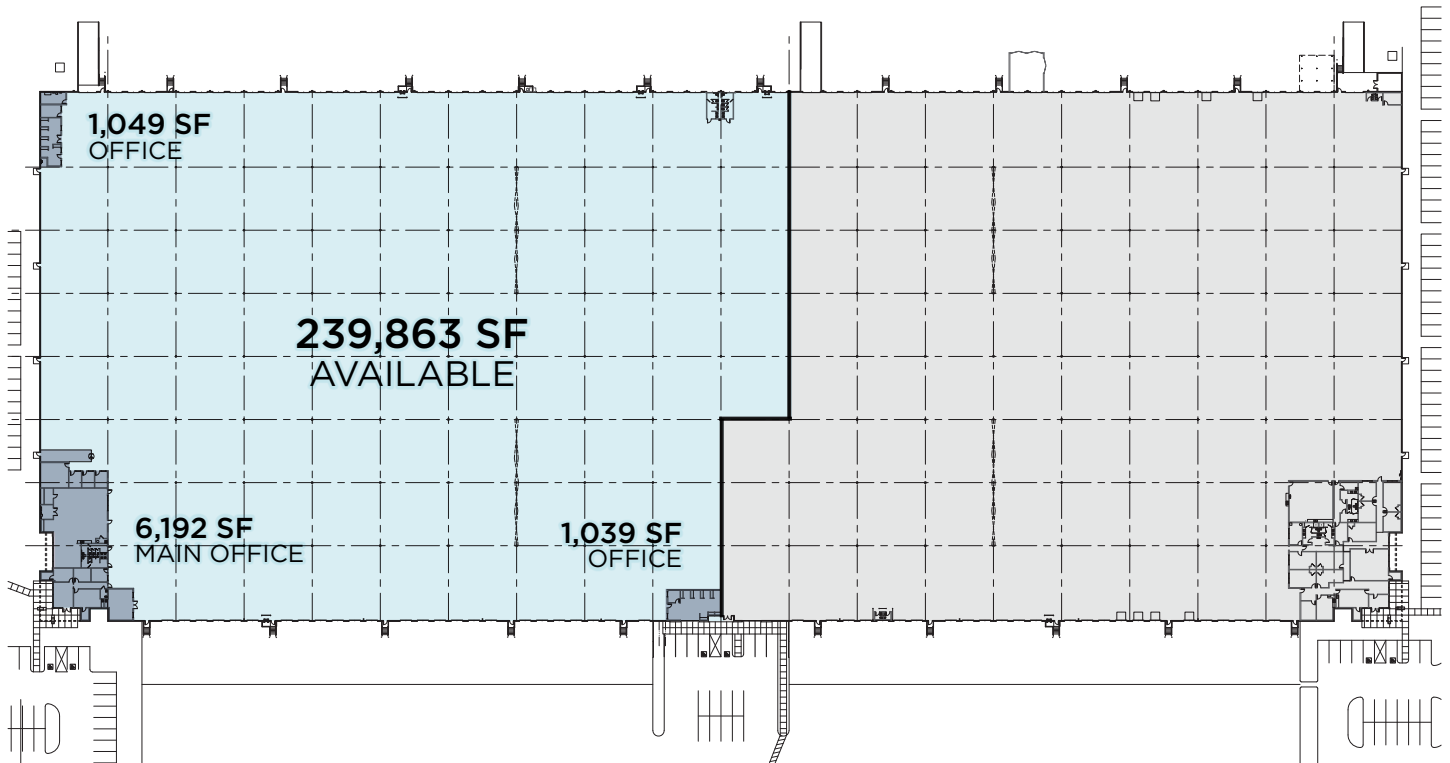
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SITE PLAN

Total Building: **452,745 SF**



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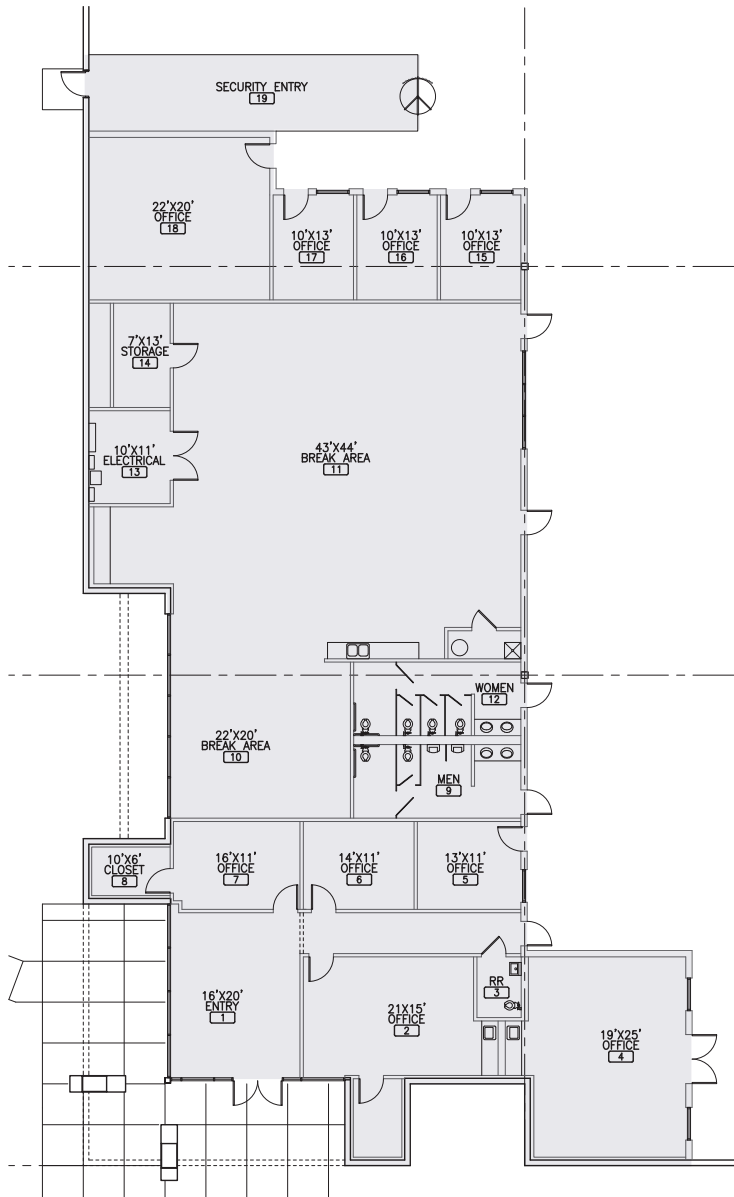
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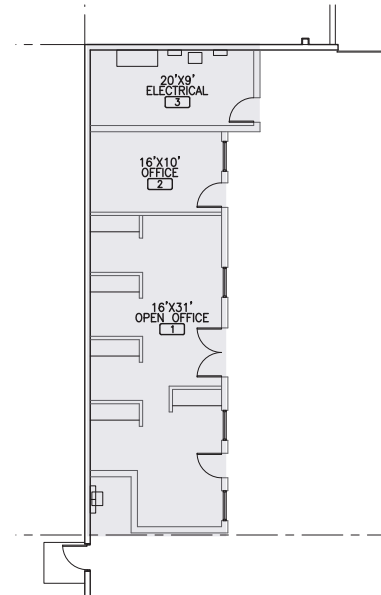


OFFICE FLOOR PLANS

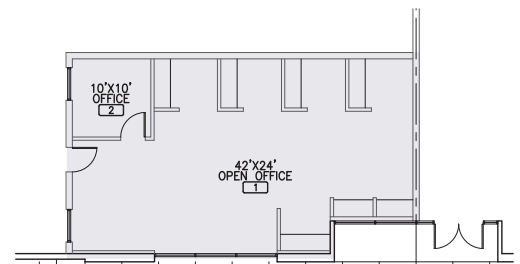
Total Office SF: 8,280 SF



Main Office:
6,192 SF



Office:
1,049 SF



Office:
1,039 SF

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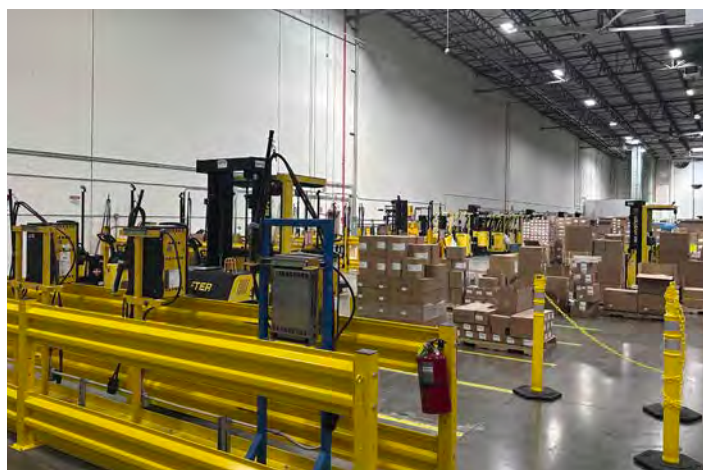
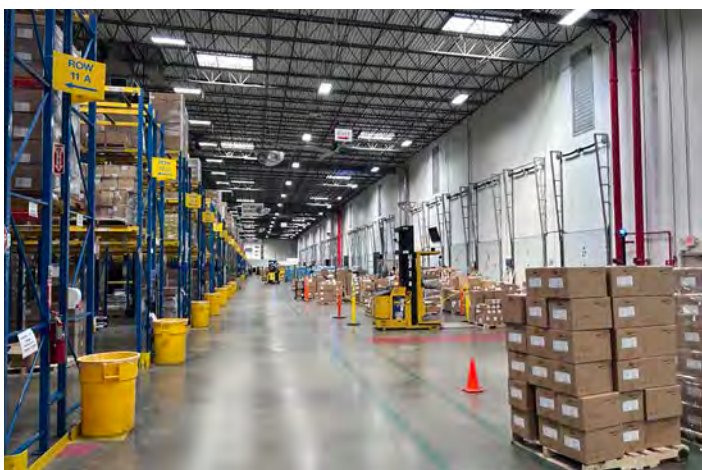
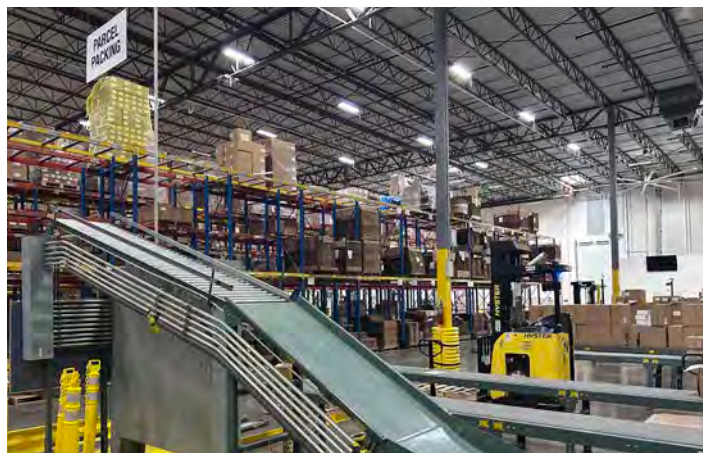
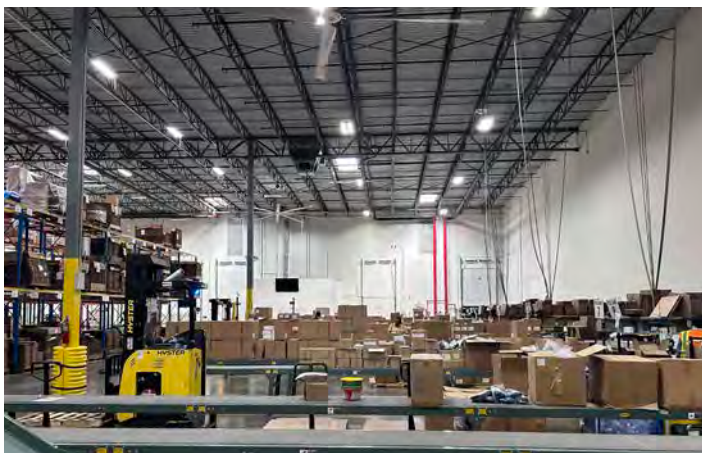
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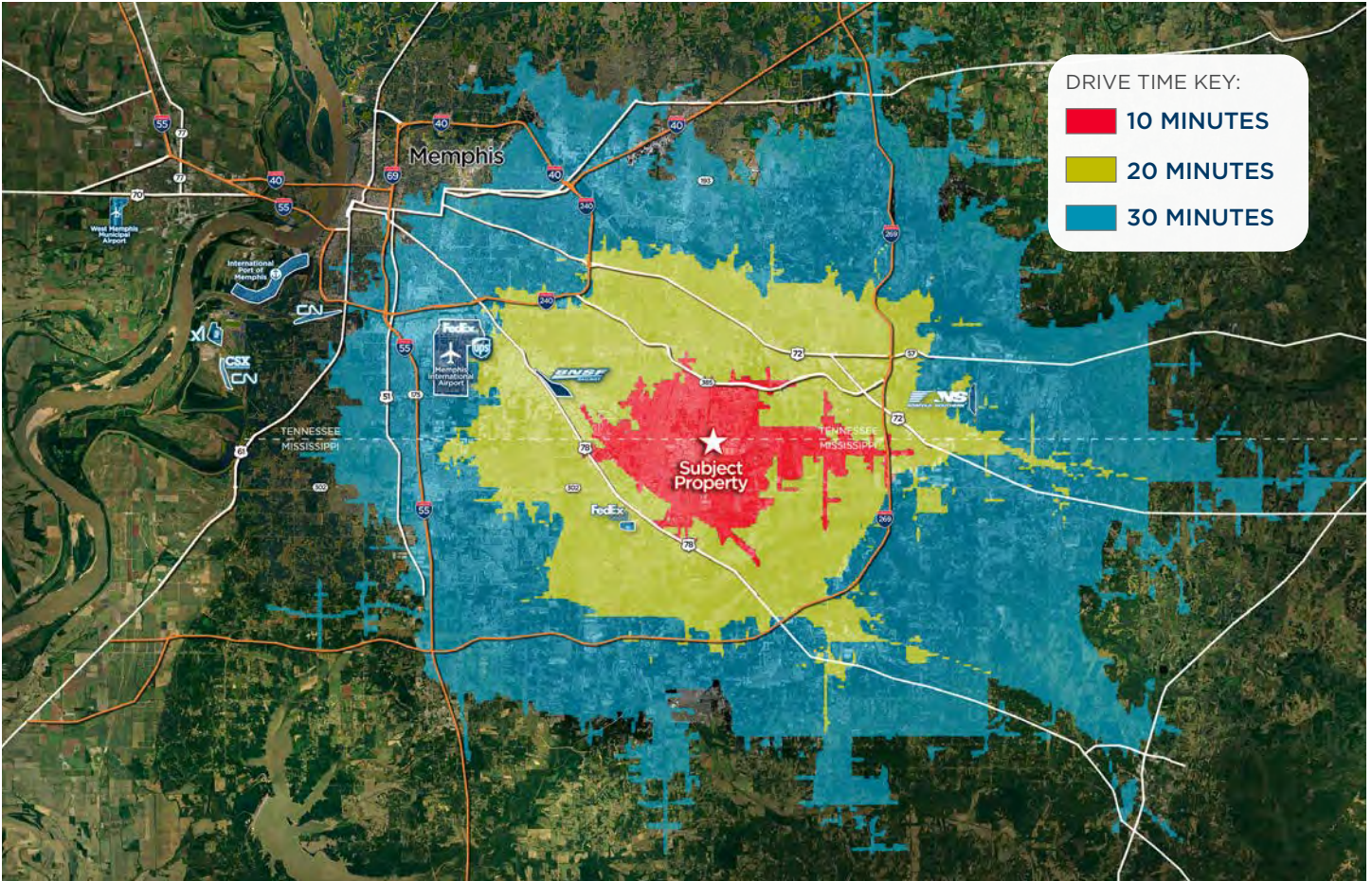
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DRIVE TIME MAP



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)

21 MINS	13 MINS	21 MINS	24 MINS	26 MINS	23 MINS	10 MINS
15 MILES	10 MILES	17 MILES	15 MILES	16 MILES	11 MILES	6 MILES

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