



# HORN LAKE 55 BUSINESS CENTER

## BUILDING B

580 Nail Rd West, Horn Lake, MS 38637

**200,268 SF Available - MOVE IN READY**



CUSHMAN &  
WAKEFIELD



COMMERCIAL  
ADVISORS

LEASING AGENT



**CORE5**  
INDUSTRIAL PARTNERS

DEVELOPER

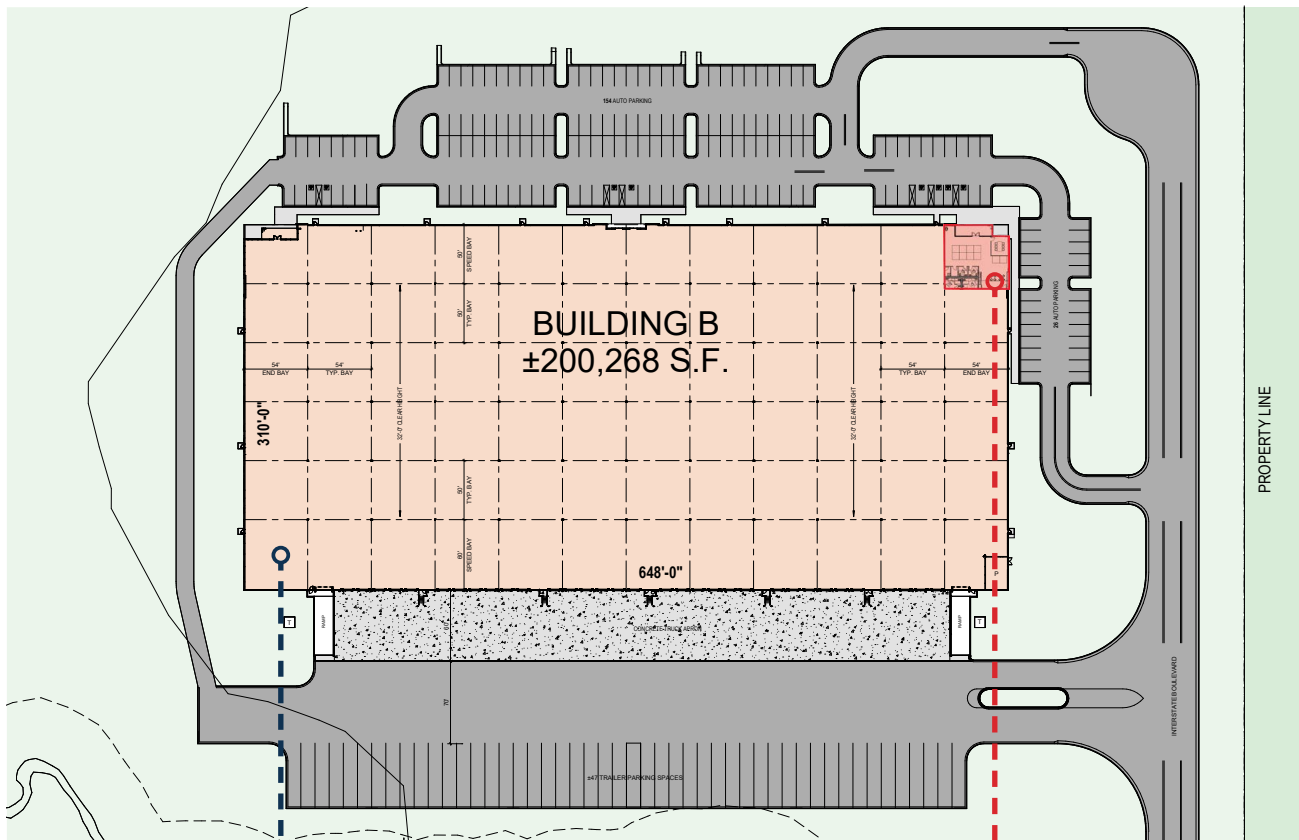
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Horn Lake 55 Business Center is located in Horn Lake, Mississippi within 1.5 miles of I-55 exits at Goodman Road (exit 289) to the north and Church Road (exit 287) to the south.

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:  
+/- 2,401 SF

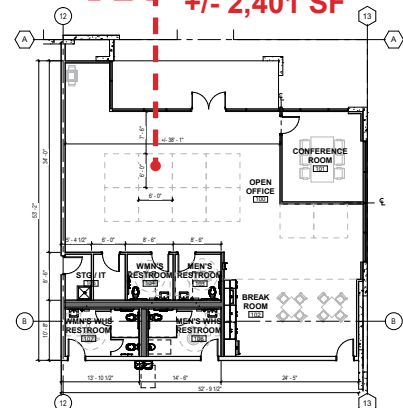
### Warehouse Improvements Include:

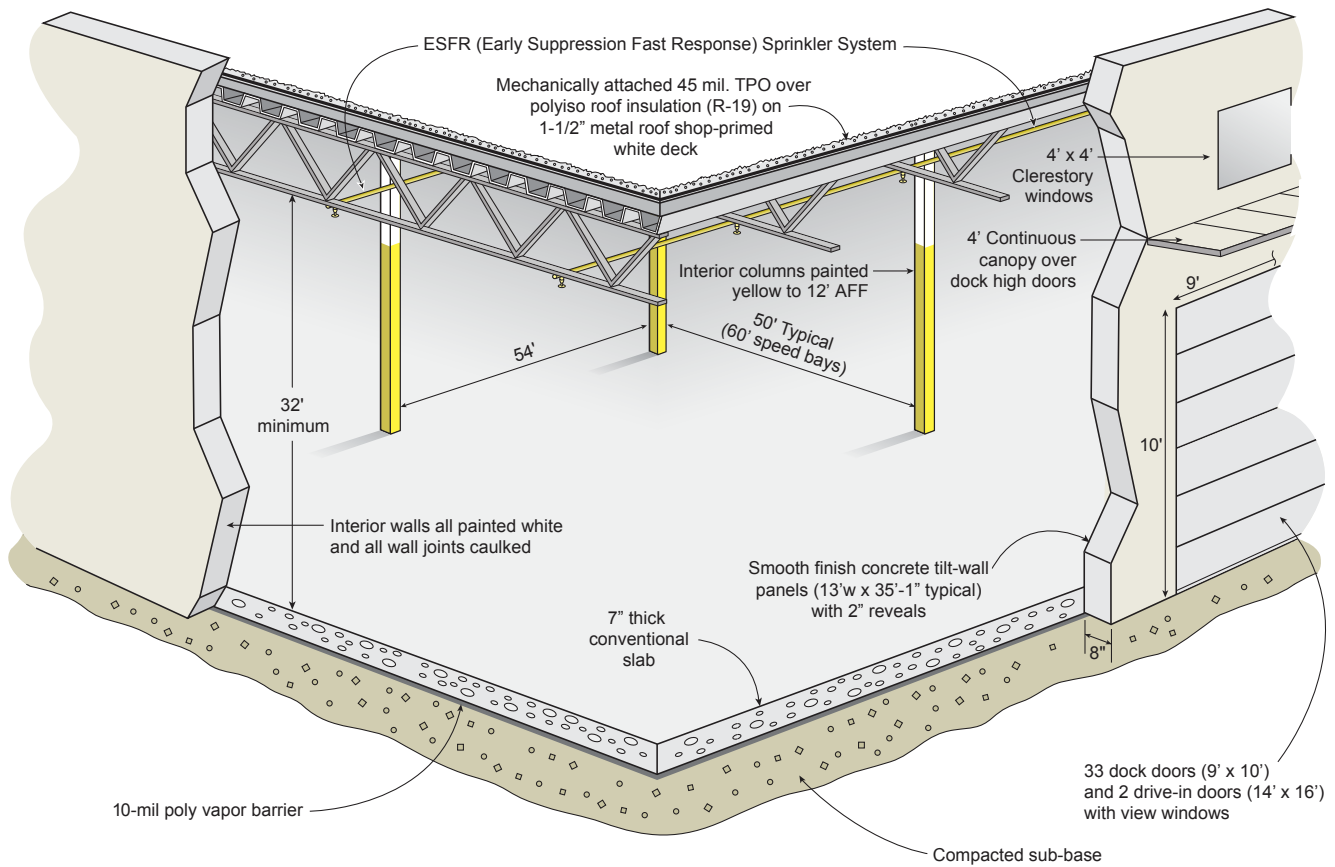
+/- 2,401 SF Office Area

LED lighting on motion sensors at 25 FC based on open plan

40,000-lb Rite Hite mechanical pit levelers every other dock door

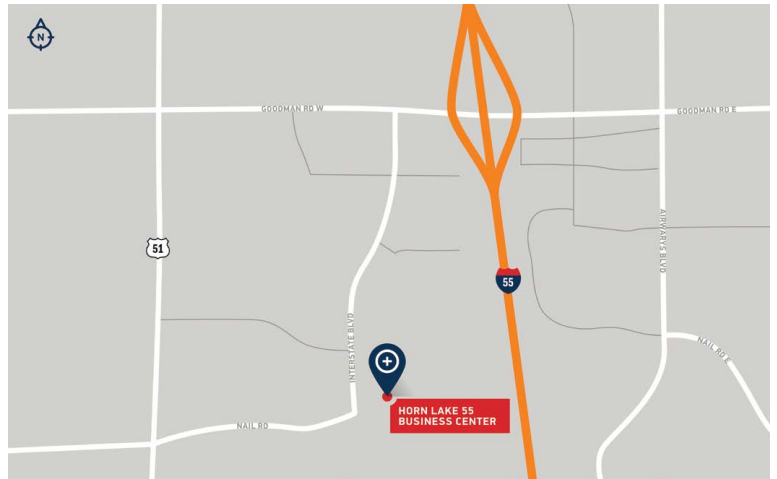
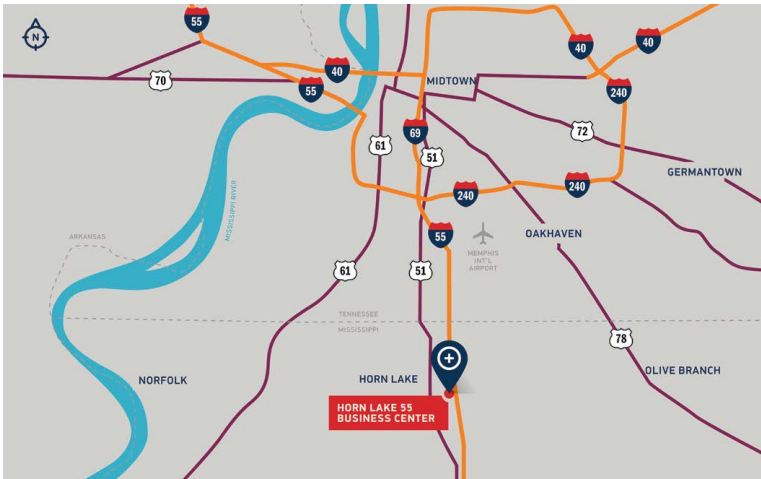
Two 1,000 amp transformers and switch gear, for a total of 2,000 amps



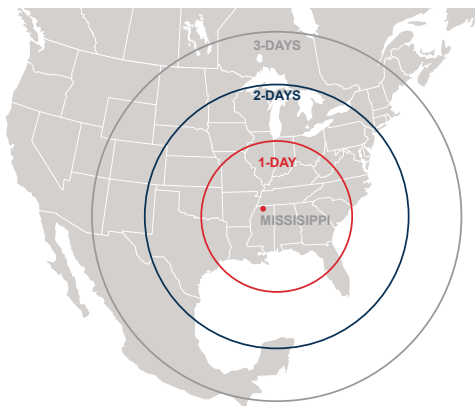


## BUILDING SPECIFICATIONS

<b>Square Footage</b>	±200,268 SF (648' x 310')
<b>Site Area</b>	+/- 24.18 acres
<b>Office Area</b>	2,401 SF of office space
<b>Configuration</b>	Rear Load
<b>Slab Thickness</b>	7" thick, 4,000 psi conventional slab
<b>Column Spacing</b>	54' wide x 50' deep typical, with 60' loading bay
<b>Clear Height</b>	32' clear minimum
<b>Dock High Doors</b>	33 – 9' x 10' insulated dock high doors with 4' exterior continuous canopy
<b>Drive-In Doors</b>	2 – 14' x 16' ramped, drive-in doors
<b>Truck Court Depth</b>	185' truck court inclusive of a 60' deep concrete apron
<b>Auto Parking</b>	180 auto spaces
<b>Trailer Storage</b>	47 trailer 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 16 dock doors (every other door) Two 1,000 amp transformers and switch gear, for a total of 2,000 amps Ten forklift chargers
<b>Sprinkler</b>	ESFR sprinkler system with fire pump



**DAYS TRUCK  
DRIVE TO/FROM  
MISSISSIPPI**



**Rodney Davidson**  
Vice President Investments

O 404.262.5432  
C 678.524.8812

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



**Kemp Conrad**  
Principal

O 901.366.6070  
C 901.292.4653

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

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