CUSHMAN & WAKEFIELD | COMMERCIAL ADVISORS

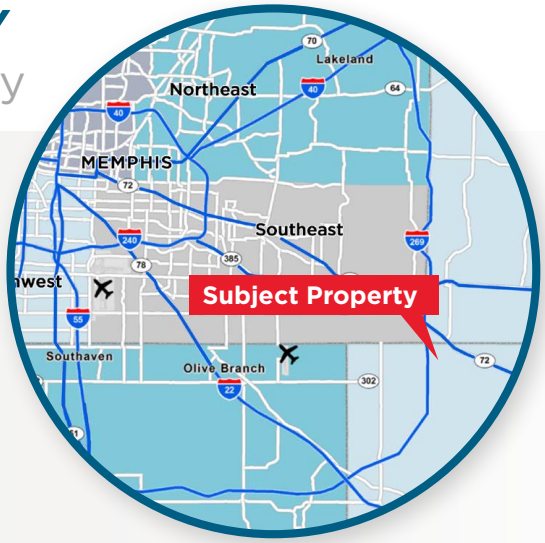
MT CARMEL
LOGISTICS CENTER
Byhalia, MS 38611

Build to Suit
+/- 700,000 SF

PAD READY SITE OPPORTUNITY
Approved for a 701,100 SF cross-dock facility

HIGHLIGHTS

- ±40 acre pad ready site
- Cross-dock configuration with up to 150 dock doors
- 4 drive-in ramp doors
- 168 trailer parking
- 288 vehicle parking spaces
- Office is build-to-suit to tenant specifications
- Column spacing of 52’ x 50’ with 52’ x 60’ Speed Bays
- 40’ clear height
- ESFR sprinkler system
- Up to 7,000-amp 480 volt, three-phase



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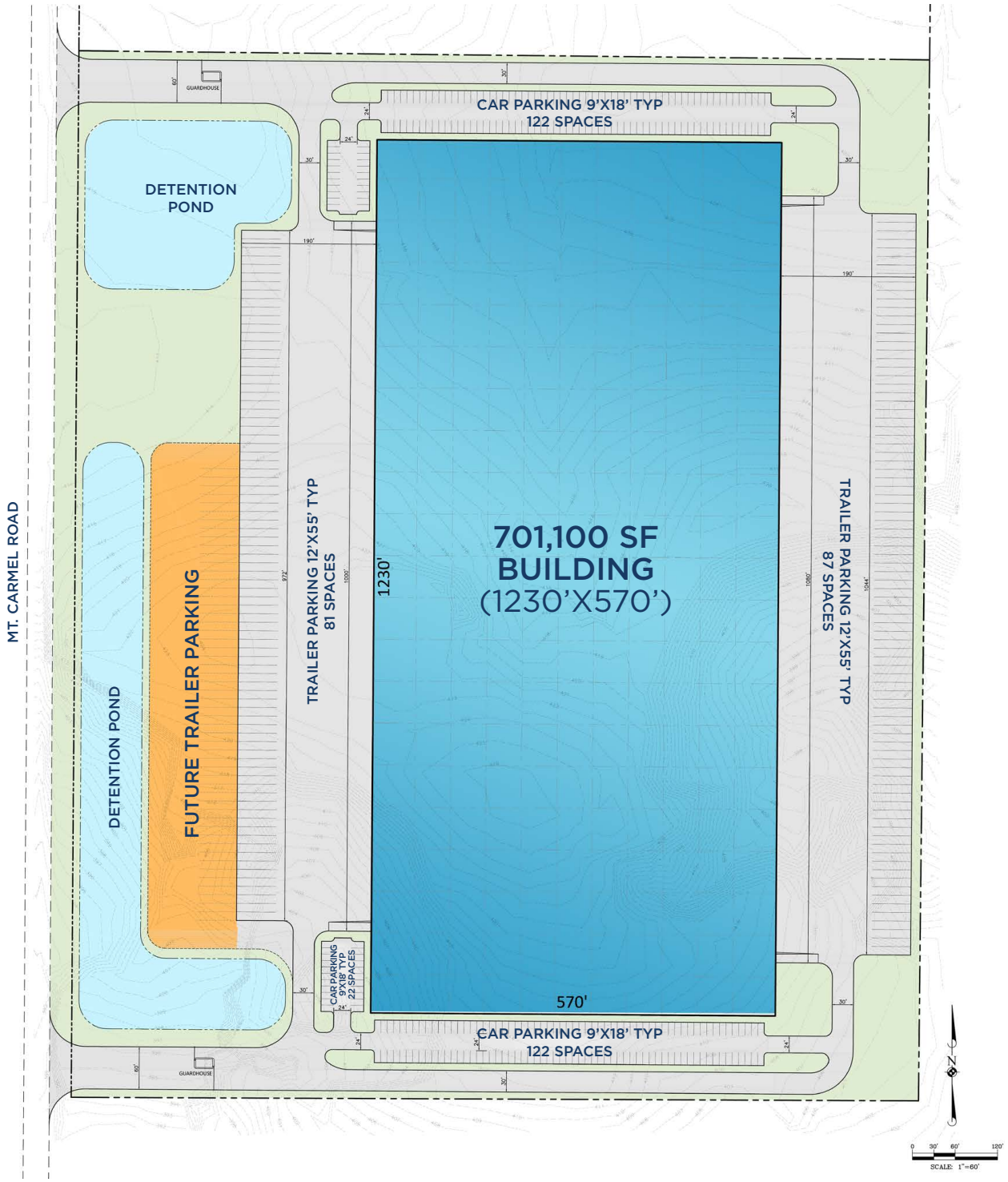
PROPOSED SITE PLAN



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BASE BUILDING DETAILS

Warehouse Square Footage	+/- 701,100 SF
Office	Two Store-front locations; Office to be BTS Per Tenant(s) Requirement
Clear Height	40' clear from floor to lowest obstruction at first column line in from the dock doors
Overhead Doors	Up to 150 dock doors, 1 recycling & 4 trash (9' x 10') and four (4) 12' x 14' drive in doors
Trailer Parking	168 trailer parking stalls (12' width) for perpendicular stalls to fit 53' trailers
Car Parking	288 (See plan for locations)
Warehouse Floor Specs	8" unreinforced concrete; FL50/FF35
Column Spacing	52' X 50' typical; 52' X 60' speed bays
Interior Warehouse Painting	Interior walls painted white. Interior columns painted OSHA yellow from finish floor to 10' above finish floor and white from 10' above finish floor to underside of bar joist. Columns with Fire extinguishers painted with a 4' red band at the top. Fire Suppression Risers painted red from floor finish level to underside of bar joist
Sprinkler System Type	NFPA compliant ESFR sprinkler system
Electric Service	2 Services Proposed: Service # 1; up to 4,000 Amp 480V 3 phase. Service #2 ; Up to 3,000 Amp 480V 3 phase
Exterior Lighting	LED 100% cut-off style fixtures. Minimum of 1.0 foot-candle average throughout exterior pavement areas

BUILD-TO-SUIT OPTIONS

(Final Build-Out Spec Per Tenant Requirement)

LIGHTING	
Office Lighting	40 FC at 36" AFF
Bathroom Lighting	35 FC at 36" AFF
Warehouse Lighting	Motion sensor controlled LED light fixtures to provide minimum 25/30 FC of maintained illumination at 36" AFF (Based upon a layout for 40% rack, 60% bulk 30 FC/25 FC) Fixtures equipped with 10-foot pigtails to allow for minor fixture relocation
CLIMATE CONTROL/VENTILATION	
Office	Build-To-Suit Per Tenant Spec; Separate systems and controls for IT room, shipping office and main office
Warehouse	Ambient Warehouse - Storage/warehouse area winter heating to 50F. HVLS fans at dock areas, 300' o.c. and @ pick areas, total of (21) 24' diameter HVLS fans
DOCK EQUIPMENT	
Dock Levelers	Serco 7' x 8', 40,000 pound capacity, pit style Hydraulic dock levelers with 20" lip, Nylon brush pit seals, Full range toe guards
Dock Seals/Shelters/ Locks/Lights	Kelley FSR-1000 Dock Shelters with TS-55 fabric, Sharc head curtain, wear pleats, fire retardant foam, Serco Pit Bull automatic truck restraints; swing arm dock light, zee guard door track protection and steel faced bumpers

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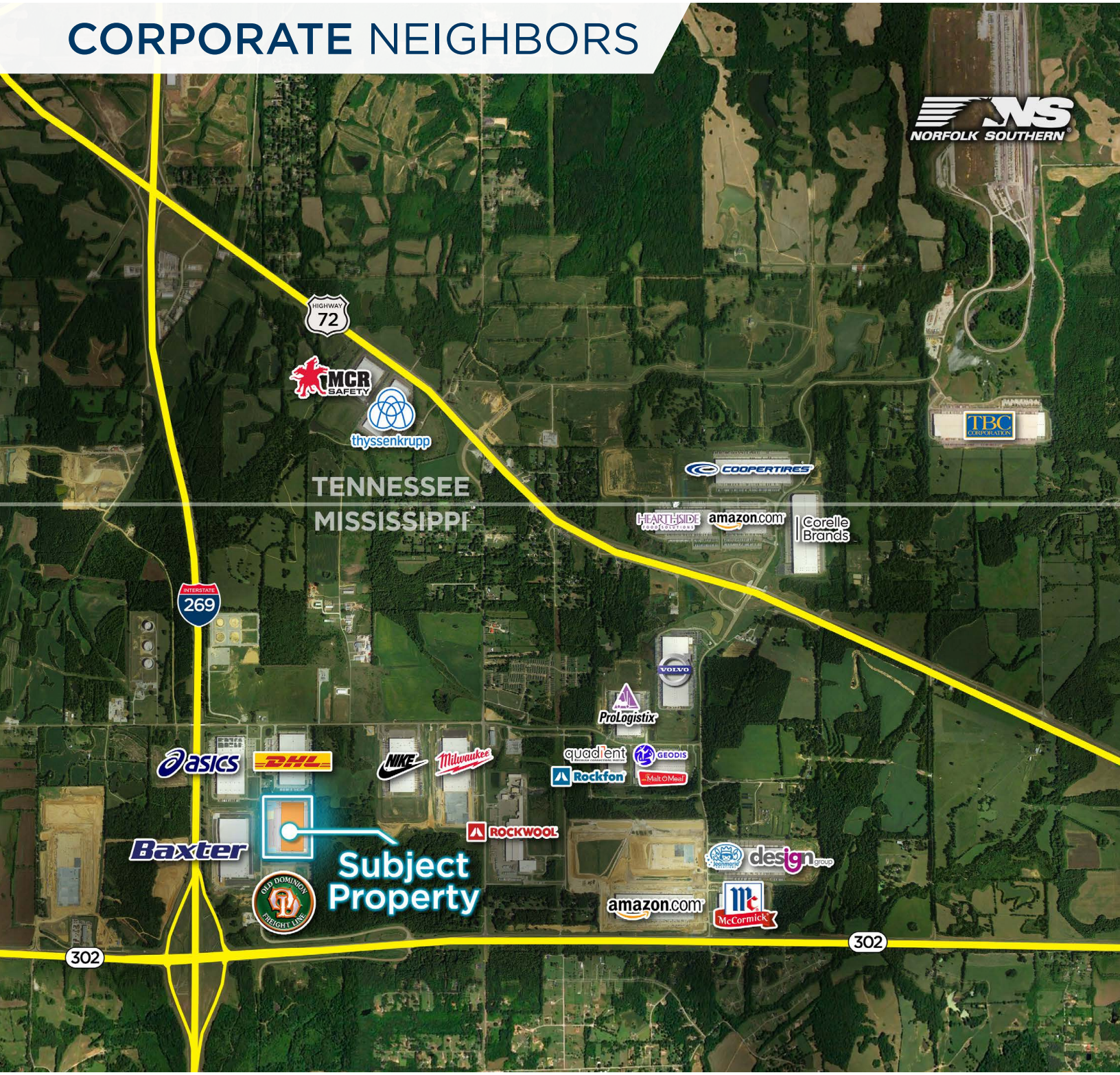
CORPORATE NEIGHBORS



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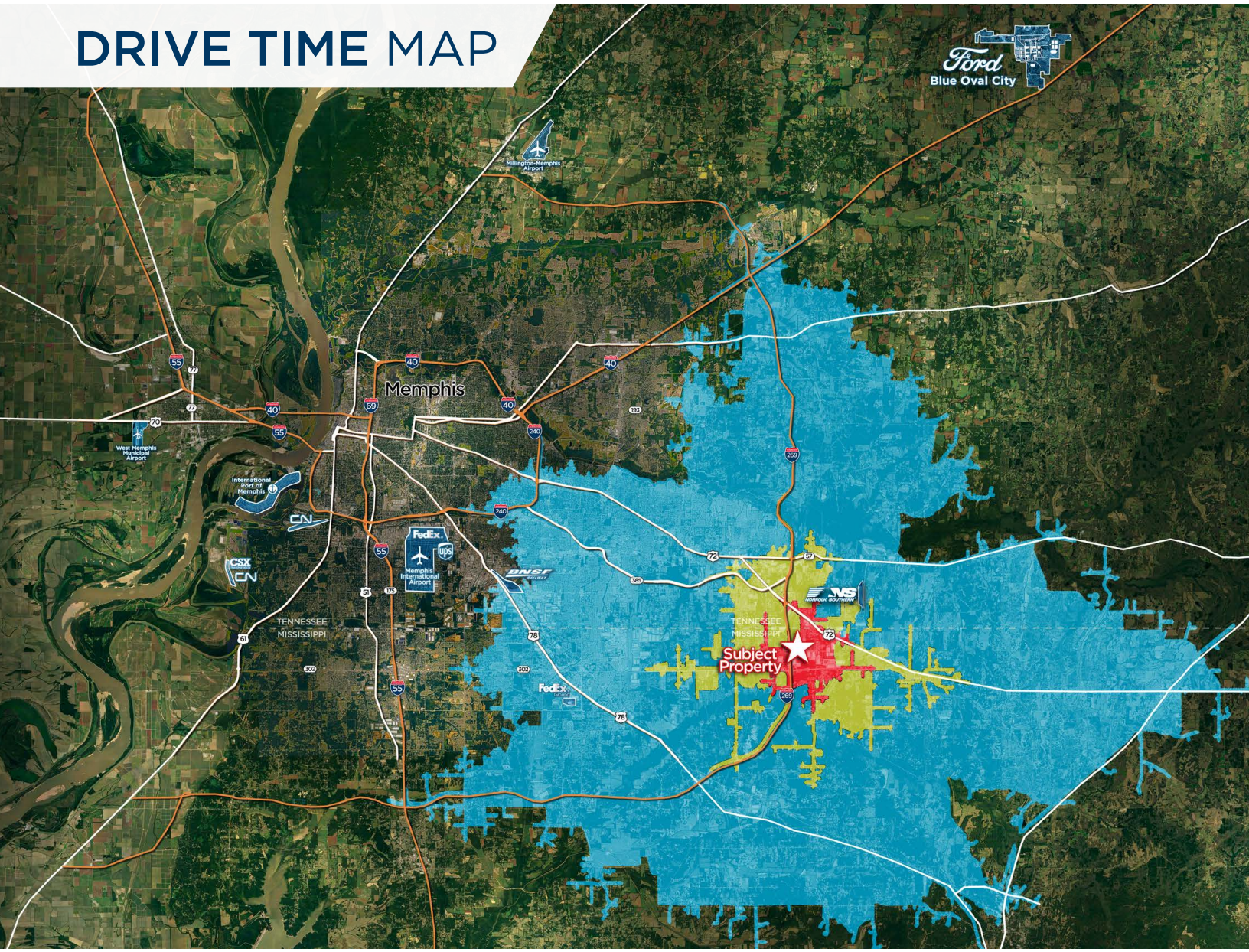
DRIVE TIME MAP



	FedEx Ground	I-40	I-55	Norfolk Southern	Memphis International Airport	BNSF Railway	Ford Blue Oval City
5 MINS	19 MINS	27 MINS	35 MINS	12 MINS	31 MINS	36 MINS	40 MINS
10 MINS	19 MILES	25 MILES	32 MILES	7 MILES	28 MILES	21 MILES	42 MILES
25 MINS							

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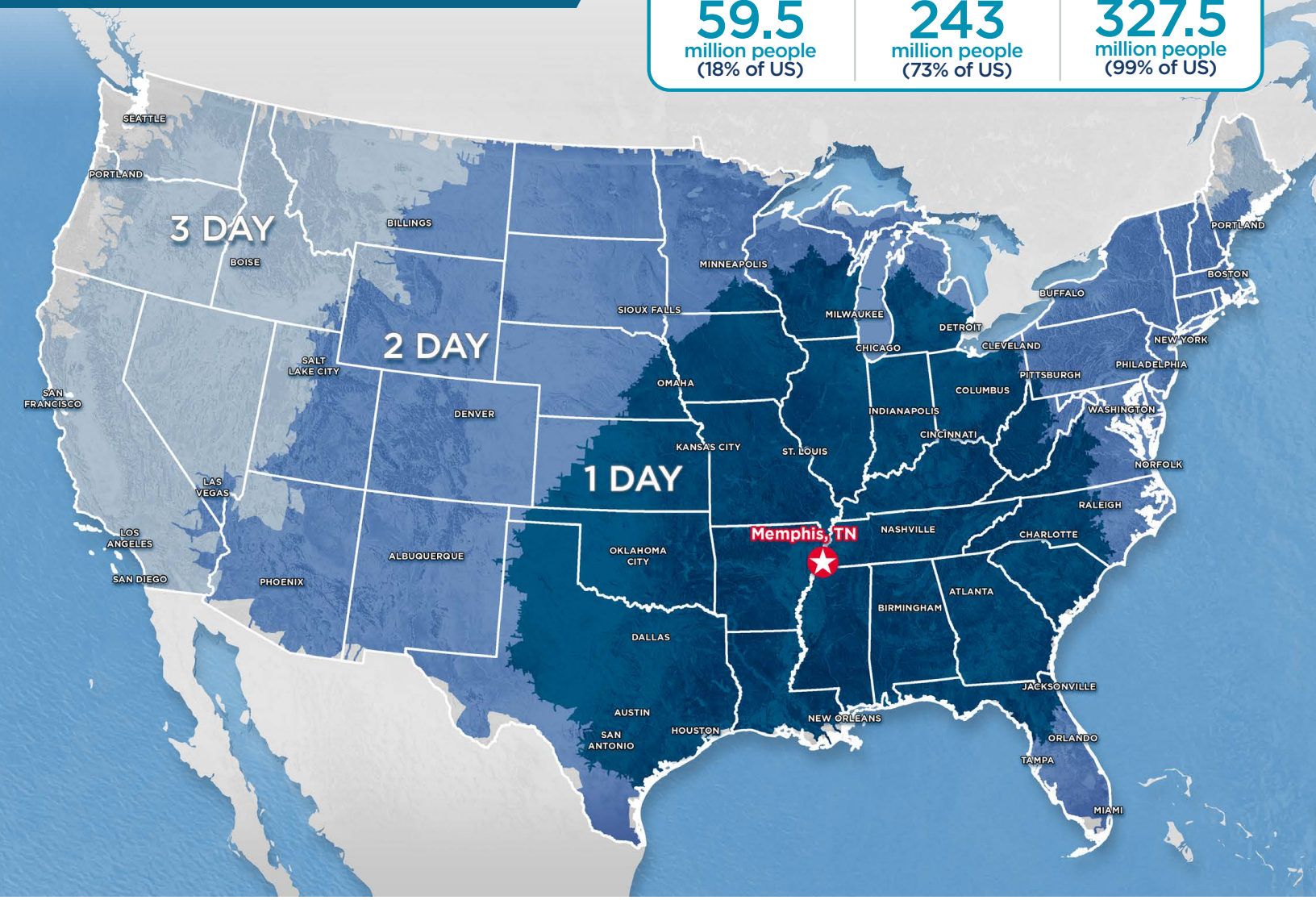
PRIME LOCATION

NATIONAL DRIVE TIME

1-DAY DRIVE	2-DAY DRIVE	3-DAY DRIVE
59.5 million people (18% of US)	243 million people (73% of US)	327.5 million people (99% of US)



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