

**863,176 SF SUBLEASE**

# OLIVE BRANCH

## LOGISTICS CENTER Bldg D

7700 Nail Rd | Olive Branch, MS 38654



## CLASS A+ LOGISTICS SPACE FOR SUBLEASE

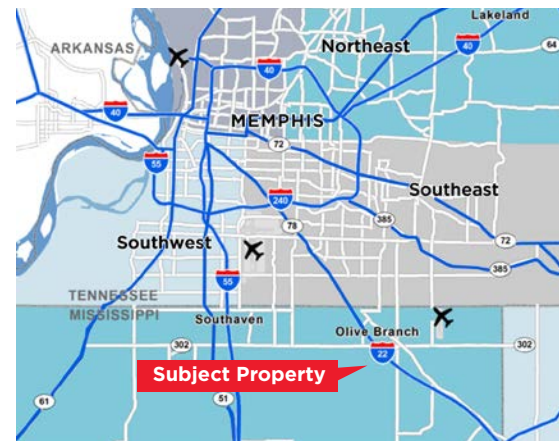
863,176 SF AVAILABLE

### 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 (40,000-lb capacity), 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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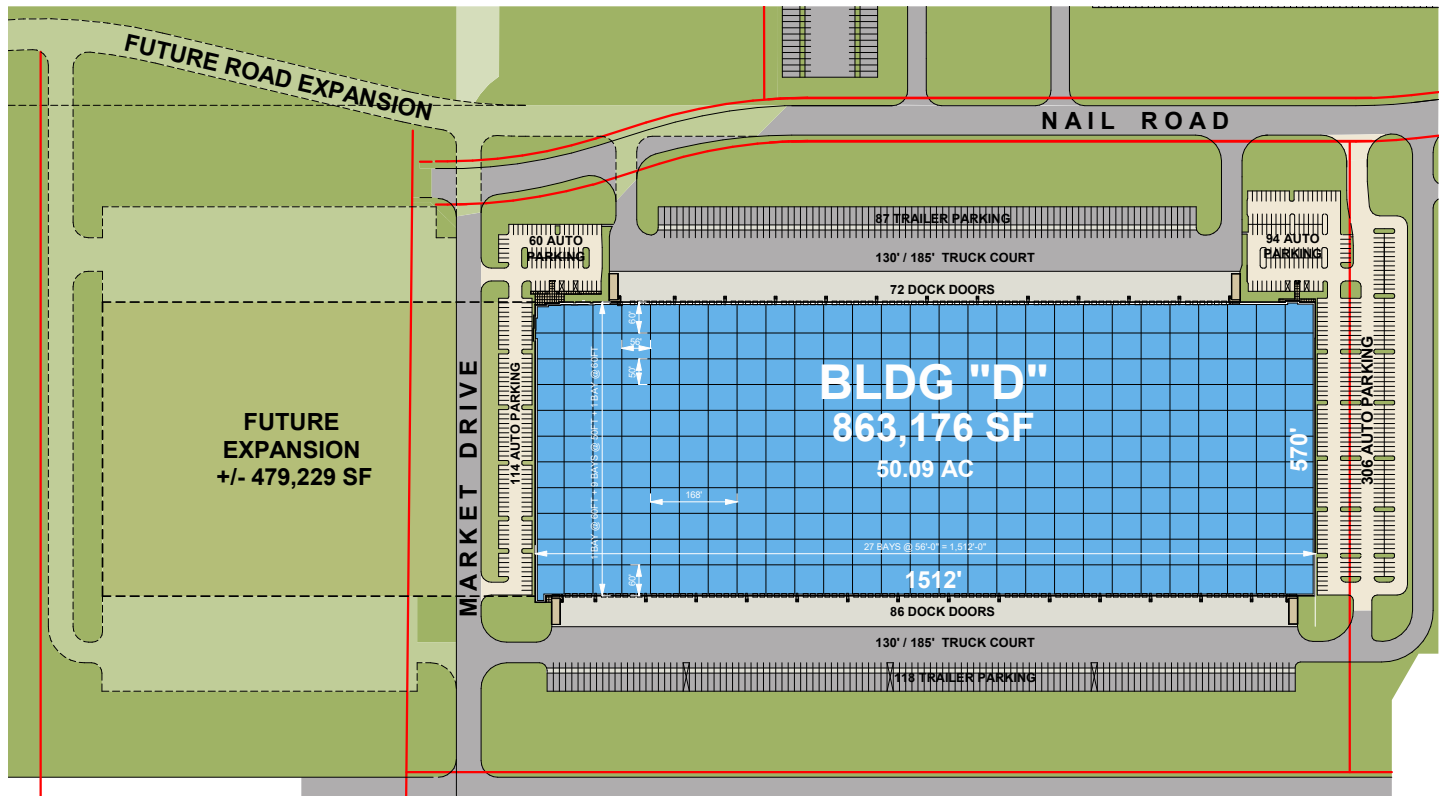
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## SITE PLAN WITH EXPANSION



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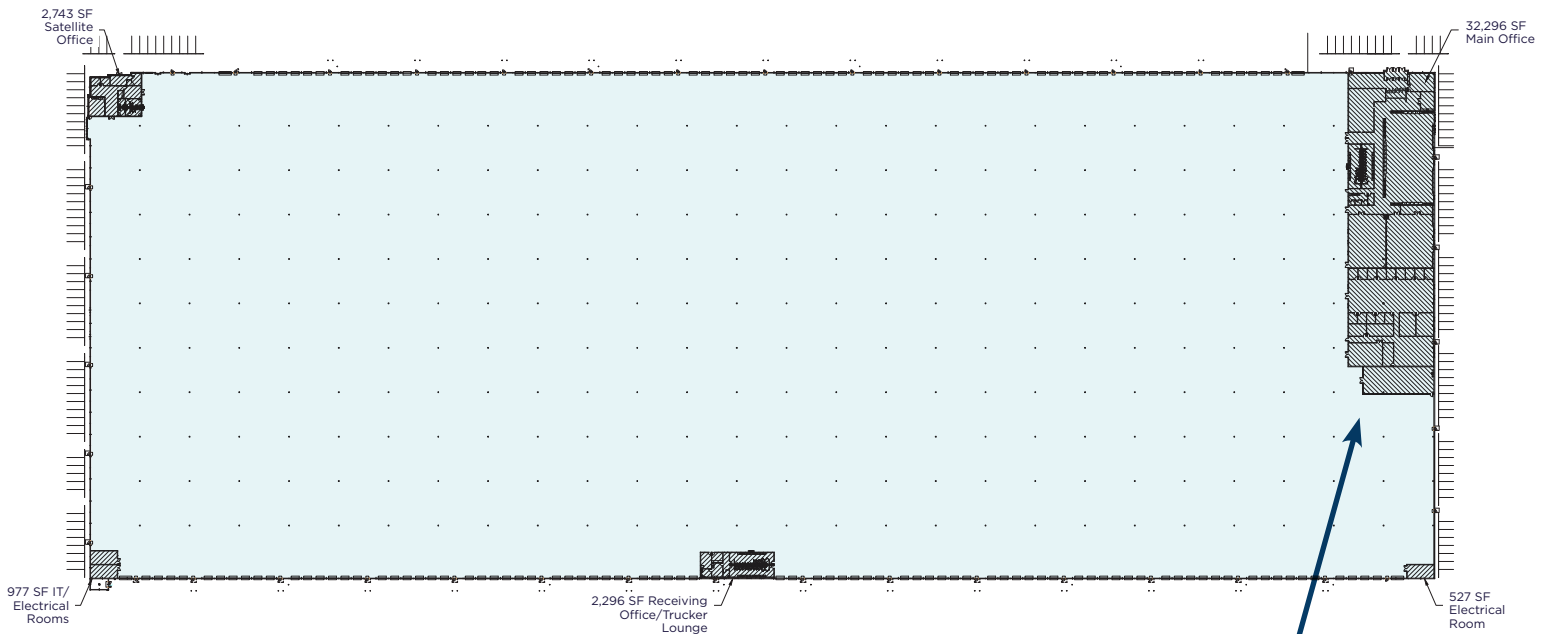
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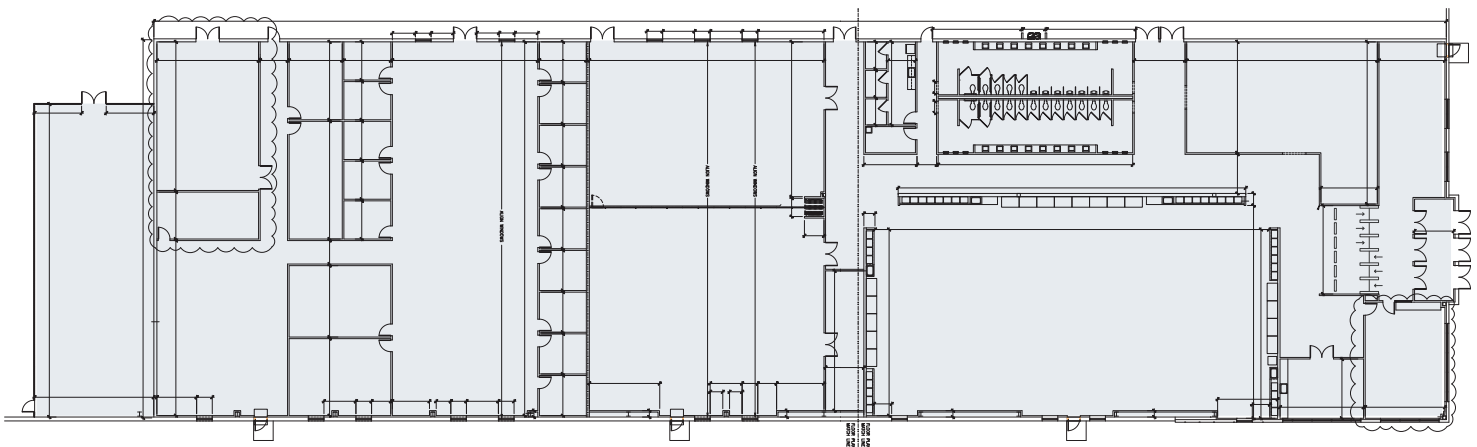
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### FLOOR PLAN



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

32,296 SF



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WAKEFIELD



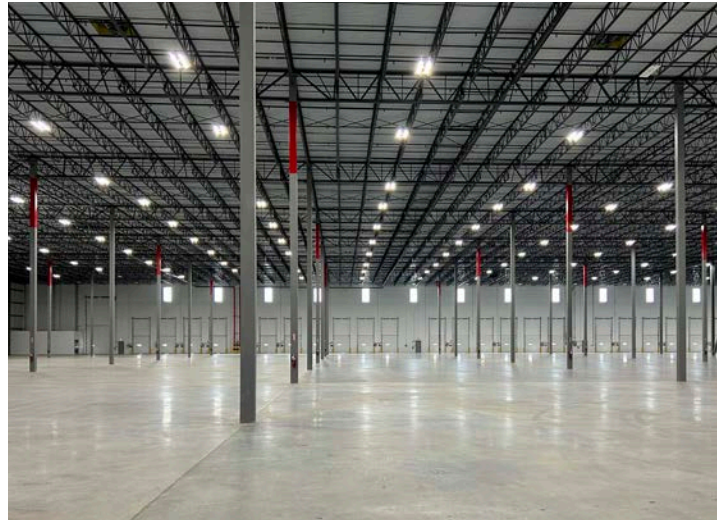
COMMERCIAL  
ADVISORS

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### THE PROPERTY



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## CORPORATE NEIGHBORS



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## DRIVE TIME MAP

15 MINS



54  
MINS

57  
MILES

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