

# OLIVE BRANCH COMMERCE CENTER

10821 DESOTO ROAD BUILDING 2 OLIVE BRANCH, MS 38654

## ±186,400 SF



## CONTACT US

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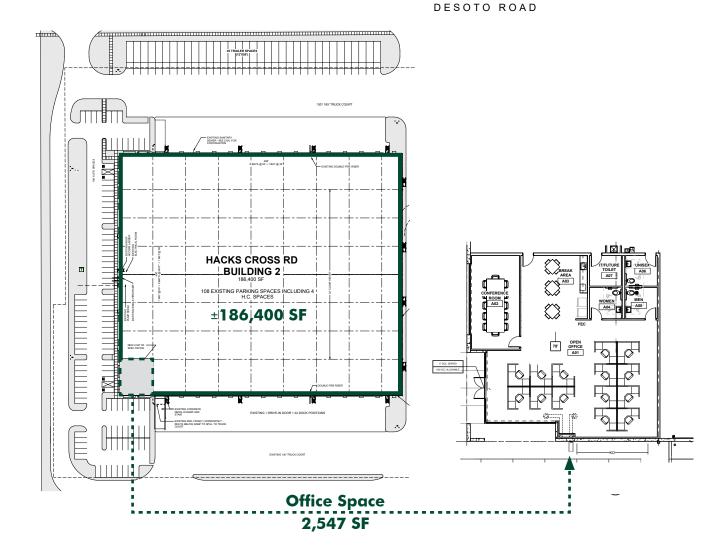
## **BUILDING SPECIFICATIONS**

Square Footage	±186,400 SF
Office Space	±2,547 SF
Configuration	Cross dock
Column Spacing	46' 8" x 54' (typical)
Speed Bays	60'
Clear Height	32'
Dock High Doors	49 - 9' x 10'
Drive-In Doors	2 - 14' x 16' (potential to add more)
Truck Court Depth	130' /185'
Trailer Stalls	35
Auto Parking	107
Sprinkler	ESFR sprinkler system

## **AREA SPECIFICATIONS**

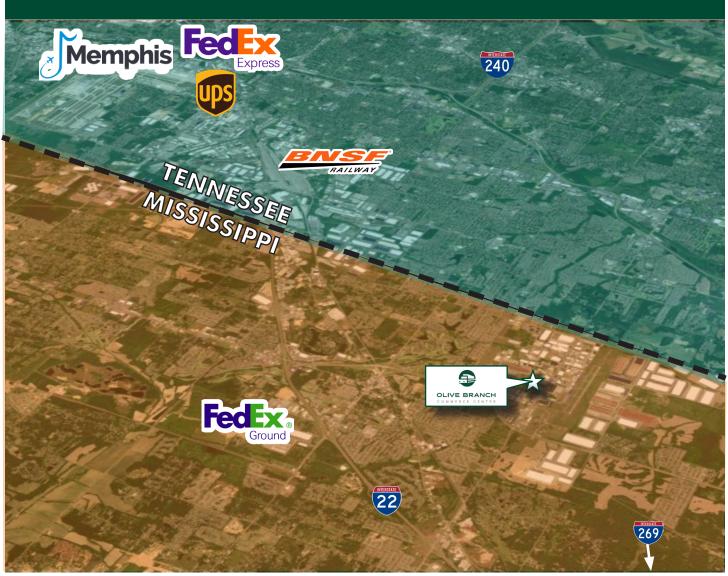
Located within the Olive Branch Industrial submarket, Memphis' most established and sought-after industrial area, Olive Branch Commerce Center offers state of the art 32' clear. This Class A facility in Mississippi is just minutes away from the best of both states.

- + Located within 14 minutes of BNSF's 185 acre, state -of-the-art intermodal facility
- Both FedEx and UPS parcel hubs located within 20 minutes of the site
- + All five intermodal rail facilities within 30 miles of the site, with a combined intermodal lift capacity of more than 2.5 million containers
- + An international airport is located ±18.7 miles from the subject site







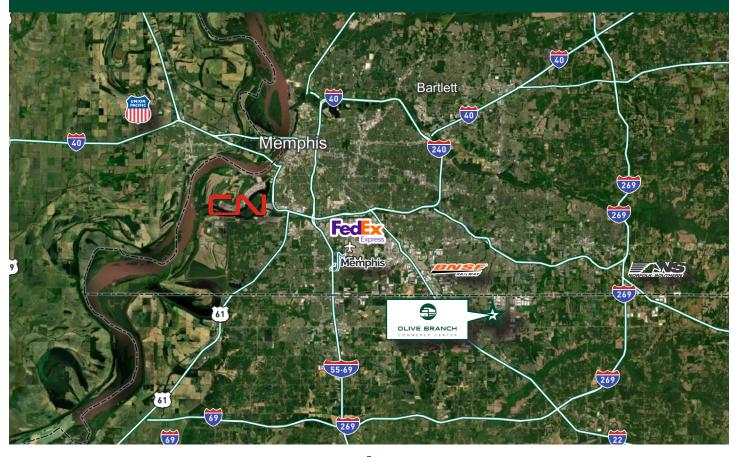


## **PROXIMITY TO**









# **DISTANCES**



18.7 MILES | 22 MINUTES



20.6 MILES | 28 MINUTES







8.3 MILES | 14 MINUTES





16.5 MILES | 24 MINUTES

21.8 MILES | 28 MINUTES



24.5 MILES | 29 MINUTES

22.7 MILES | 29 MINUTES

## WHY MEMPHIS?











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