

CBRE

8331 Frontage Road - B300
Olive Branch, MS 38654



+/- 129,090 SF




LOGISTICS PARK
815,050 SF
OLIVE BRANCH, MS



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Principal
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BUILDING SPECIFICATIONS

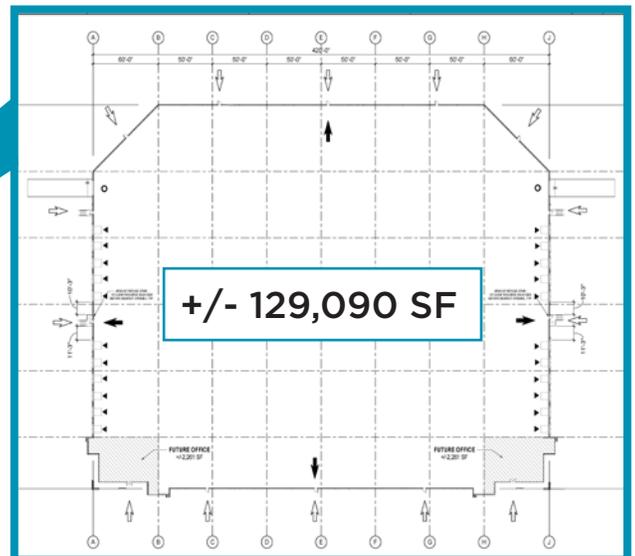
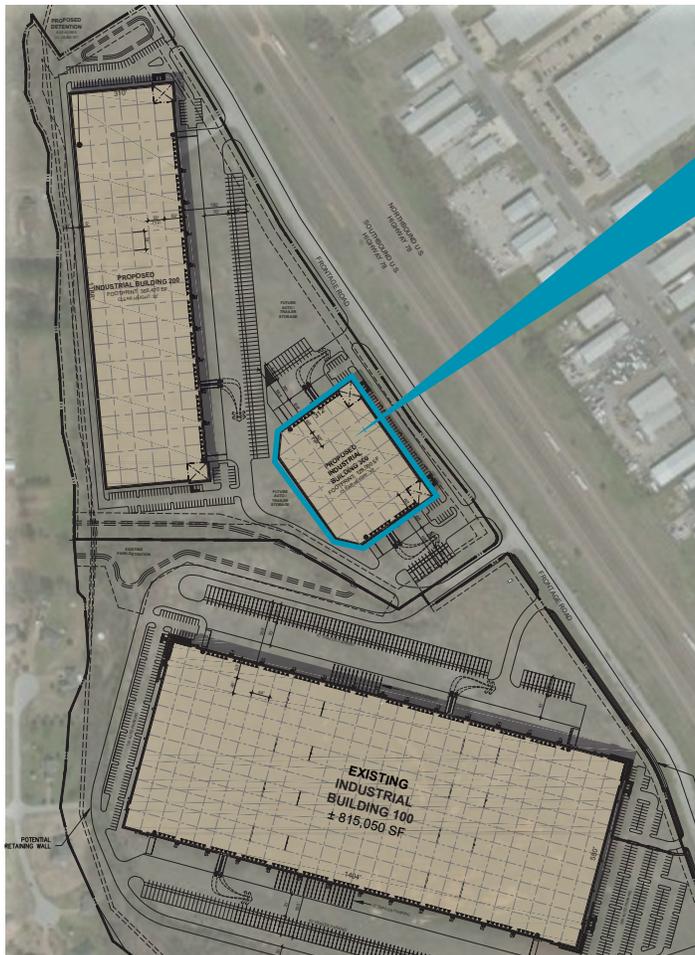
Square Footage	+/- 129,090
Configuration	Crossdock
Column Spacing	54' x 50' - Typical
Clear Height	32'
Dock High Doors	24: 9' x 10'
Grade Level Doors	2
Truck Court Depth	185'
Trailer Stalls	22
Auto Parking	51
Sprinkler	ESFR

BROKER COMMENTS

I-22 Logistics Park's location overview identified these infrastructure characteristics:

- Located within minutes of BNSF's 185 acre, state-of-the-art intermodal facility
- Both FedEx and UPS parcel hubs located within 15 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 located less than 10 miles from I-22 Logistics Park.

Located within the highly sought after Olive Branch Industrial submarket, Memphis' most established industrial area, I-22 Logistics Park offers state of the art 36' clear. The Class A facility is located in Mississippi, just minutes away from the best of both states.



INDUSTRIAL SPACE AVAILABLE

I-22 Logistics Park

8331 Frontage Road - B300
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Days truck drive
to/from Memphis

Within 48
hours of
approx. **70%** of the
entire US
population.

PROXIMITY TO



IMMEDIATE
ACCESS

9 Miles

MS | TN
STATE LINE
1.8 Miles

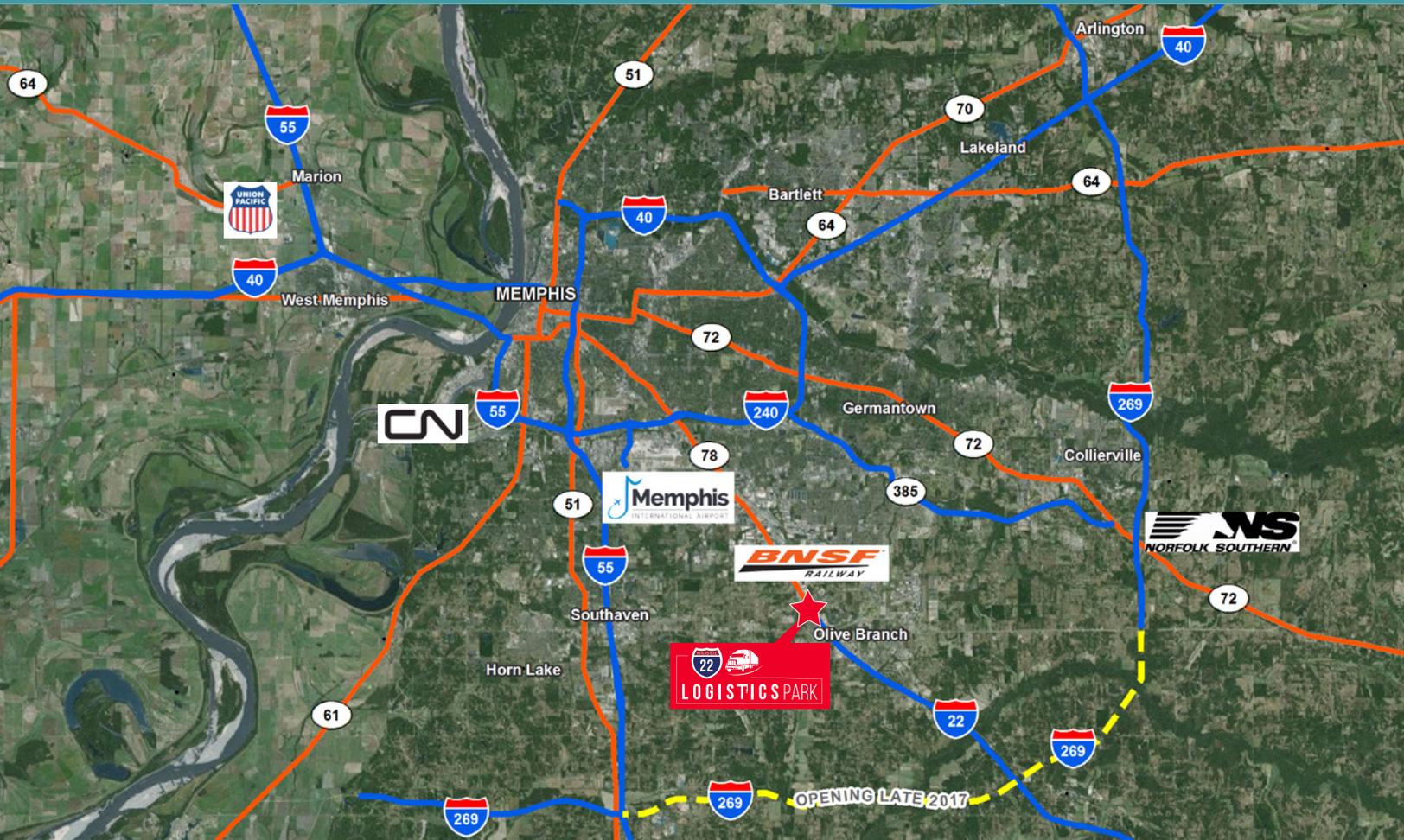
9 Miles

3 Miles

4 Miles

CBRE

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DISTANCES:



9 Miles | 20 Minutes



14 Miles | 25 Minutes



4 Miles | 11 Minutes



16 Miles | 34 Minutes



12 Miles | 25 Minutes



19 Miles | 28 Minutes



17 Miles | 28 Minutes

WHY MEMPHIS?

3RD 
LARGEST INLAND PORT

5 
CLASS 1 RAILROADS

3RD BUSIEST TRUCKING CORRIDOR



2ND LARGEST CARGO AIRPORT



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