



OLIVE BRANCH
COMMERCE CENTER

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7835 HACKS CROSS ROAD
BUILDING 1
OLIVE BRANCH, MS 38654

±293,760 SF



CONTACT US

PATRICK WALTON, SIOR

Senior Vice President

+1 901 260 1830

patrick.walton@cbre.com



**JOHNSON
DEVELOPMENT
ASSOCIATES, INC.**

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www.johnsondevelopment.net

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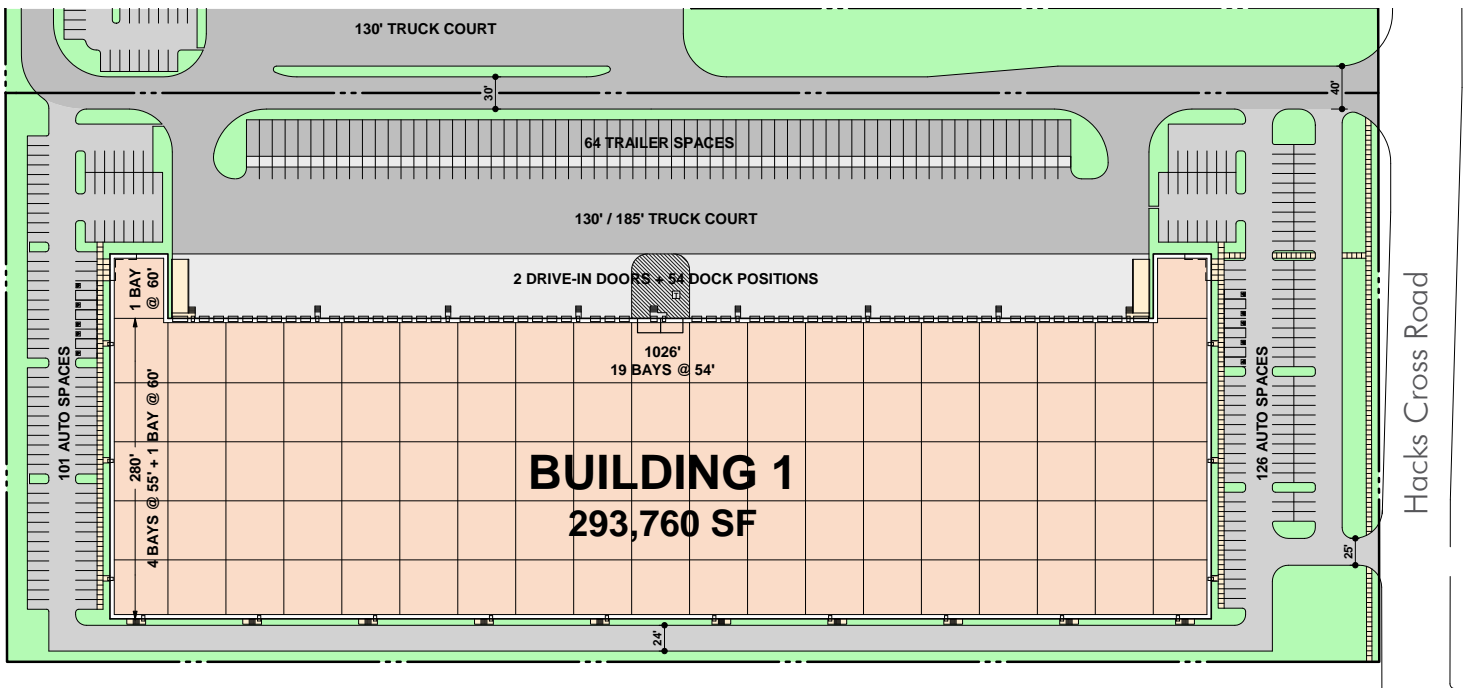
BUILDING SPECIFICATIONS

Square Footage	±293,760 SF
Configuration	Front Load
Column Spacing	55' x 54' (typical)
Speed Bays	60'
Clear Height	36'
Dock High Doors	54
Drive-In Doors	2 - 14' x 16'
Truck Court Depth	185' / 130'
Trailer Stalls	64
Auto Parking	227
Sprinkler	ESFR sprinkler system

AREA SPECIFICATIONS

Located within the highly sought after Olive Branch Industrial submarket, Memphis' most established and sought-after industrial area, Olive Branch Commerce Center offers state of the art 36' clear. Located in Mississippi, this Class A facility 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

4.1 Miles

8.4 Miles

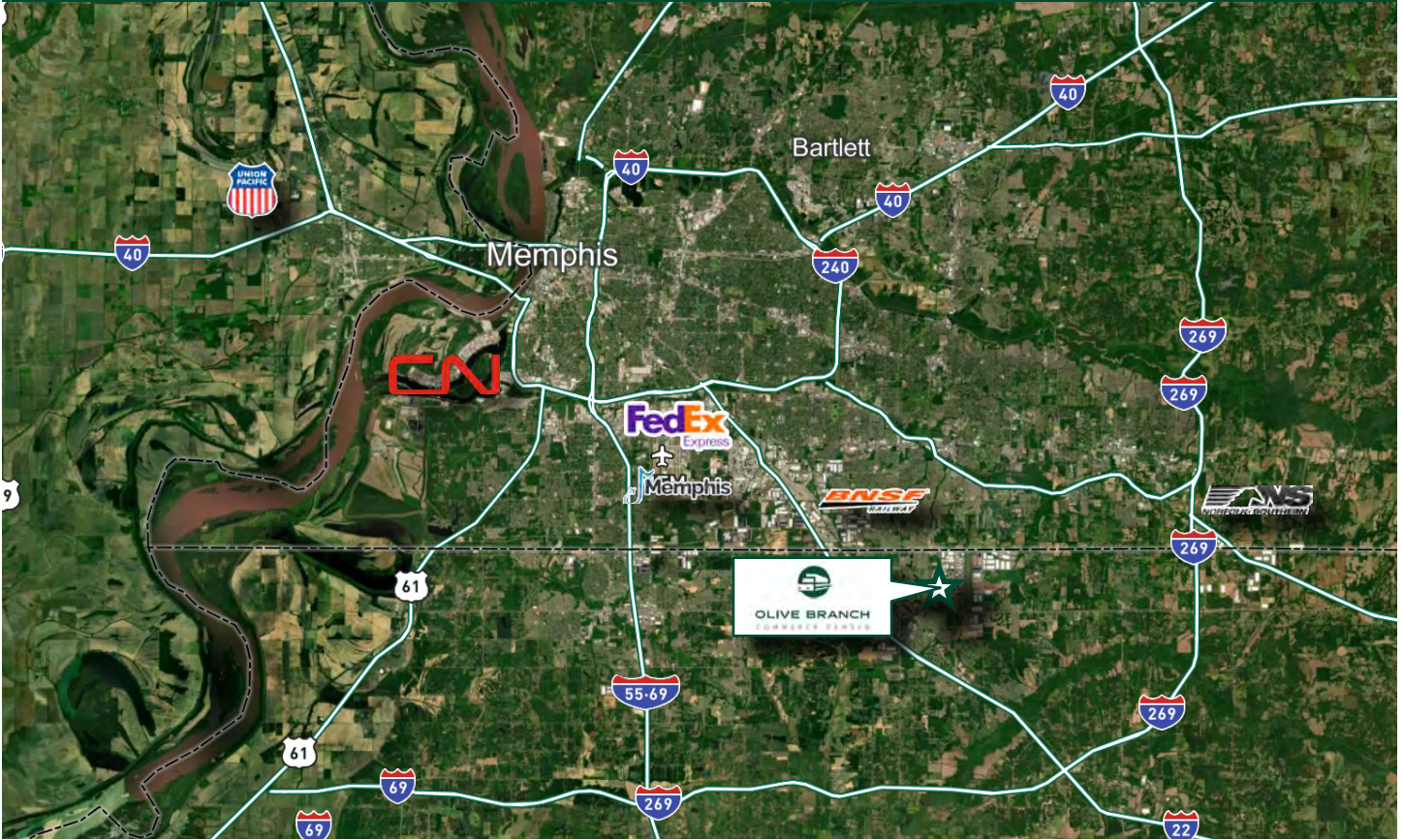
MS | TN
STATE LINE

1.2 MILES

16.5 Miles

4.9 Miles

8.3 Miles



DISTANCES



18.7 MILES | 22 MINUTES



20.6 MILES | 28 MINUTES



8.3 MILES | 14 MINUTES



21.8 MILES | 28 MINUTES



16.5 MILES | 24 MINUTES



24.5 MILES | 29 MINUTES



22.7 MILES | 29 MINUTES

WHY MEMPHIS?



3RD LARGEST INLAND PORT



5 CLASS 1 RAILROADS



3RD BUSIEST TRUCKING CORRIDOR



1ST LARGEST CARGO AIRPORT

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