

For Lease

2785 McCracken Road | Hernando, MS 38632

Colliers

363,844[±] SF



Crane Served



Heavy Power



23,400 Amps

Rail Served Potential



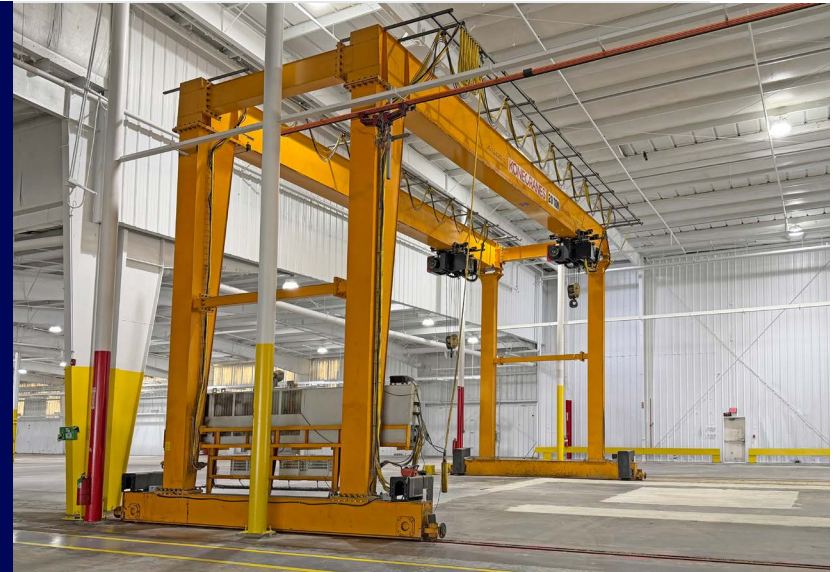
Via Grenada Rail Shortline



Asset Overview

PROPERTY SPECS	
Site Size	28.63± AC
Zoned	M2 (Heavy Industrial)
Submarket	DeSoto County
Total Building Size	363,844± SF
Warehouse Size	350,000± SF
Office Size	13,844± SF
Interior Dock Doors	12 (with levelers)
Exterior Dock Doors	3
Grade Doors	9 (16'x14')
Clear Height	18' - 50'
Sprinklers	Wet
Electricity:	23,400 amps 3ph 480V available
Fence	Yes
Access	Controlled via ground house w/ truck scale on site
Recent Improvement	New roof (2026) New paint Refurbished office
Crane	One (1) – 20 Ton Remote Controlled Gantry Crane
Rail	Rail-spur can be added by Grenada Rail, a short-line operator connecting to CN, CSX, UP, BNSF and NS

CRANES



RAIL POTENTIAL





Asset Overview

POWER FEATURES

Electricity	23,400 amps 3ph 480V available
5,000 Amp Service	1 Service
4,000 Amp Service	4 Service
1,200 Amp Service	2 Service

HEAVY POWER

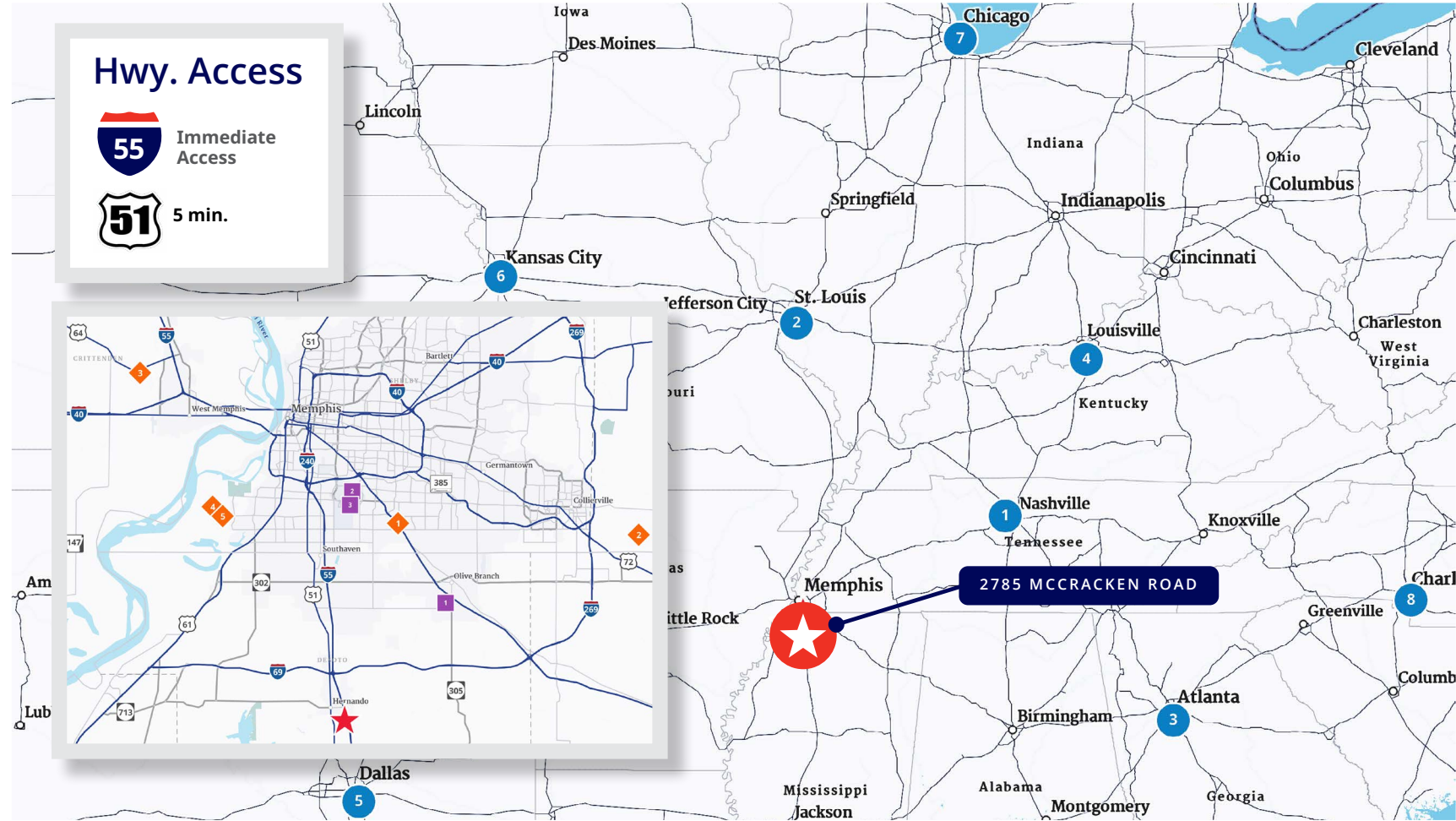


Building Floorplan





Location Overview



Drive Time Estimates



To Shipping Facilities

- 1 FedEx Ground - 22 min.
- 2 FedEx World Hub - 29 min.
- 3 UPS Ground Hub - 22 min.



Drive Times to Major Cities

- 1 Nashville, TN - 3hr. 25min.
- 2 St. Louis, MO - 4hr. 27min.
- 3 Atlanta, GA - 5hr. 21min.
- 4 Louisville, KY - 6hr. 3min.
- 5 Dallas, TX - 6hr. 54min.
- 6 Kansas City, MO - 7hr. 38min.
- 7 Chicago, IL - 8hr. 9min.
- 8 Charlotte, NC - 10hr. 9min.



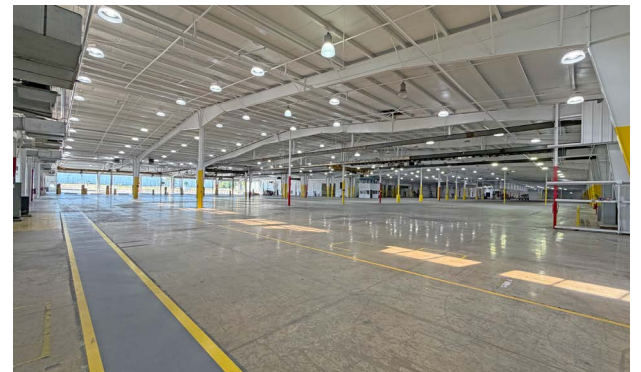
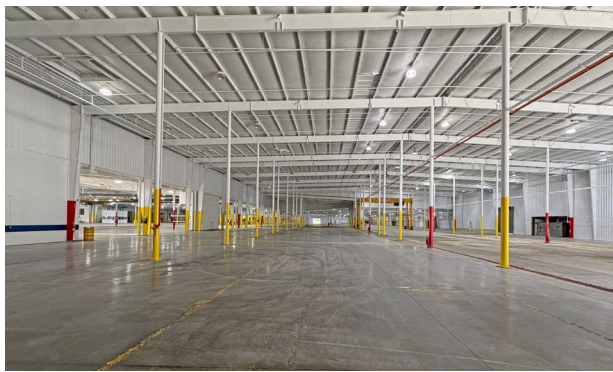
Drive Times to Intermodals

- 1 BNSF - 33min.
- 2 NS - 37min.
- 3 UP - 44min.
- 4 CN - 31min.
- 5 CSX - 31min.

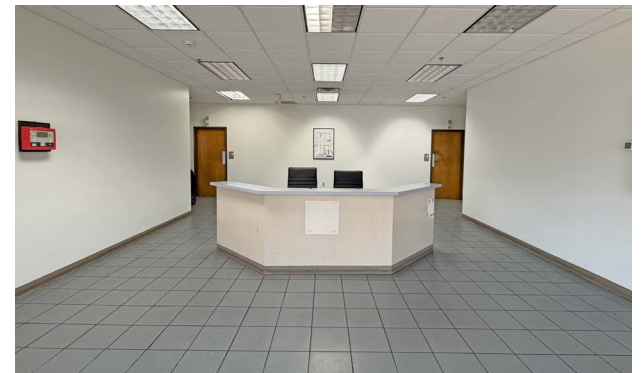
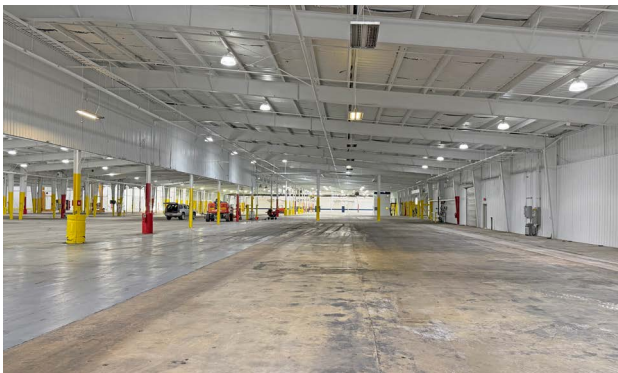
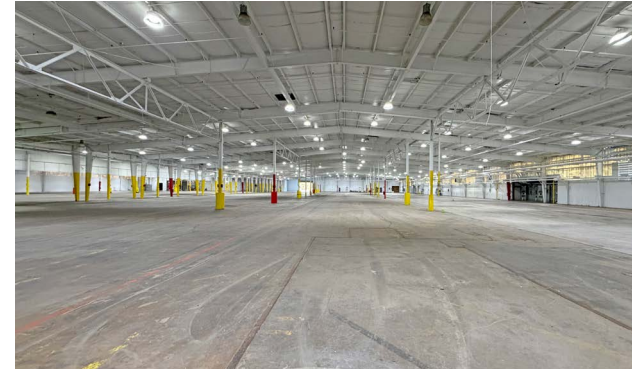
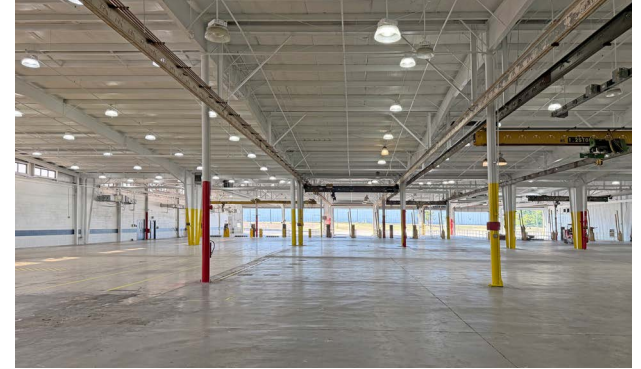
Area Overview



Property Photos



Property Photos





About Hernando

18,824

Hernando Population
(+9.8% since 2020)

197,918

DeSoto County Population
(+6.8% since 2020)

1,100,000+

People Within a 45 Minute Drive

9.8%

Hernando's Population Growth
(Since 2020)

6.8%

DeSoto County's Population Growth
(Since 2020)

11% Lower

Cost of Living vs. National Average

\$365,000

Median Home Value

\$93,583

Median Household Income
(5 mile radius)

81.2%

Home Ownership Rate
(5 mile radius)

34.5%

Bachelor's Degree or Higher

Hernando is one of the fastest-growing communities in North Mississippi and serves as the county seat of DeSoto County, the largest county in Mississippi. Located approximately 25 miles south of Downtown Memphis, Hernando offers residents and businesses convenient access to the Memphis metro area while maintaining a strong small-town identity and exceptional quality of life. Hernando's population has increased nearly 10% since 2020, while DeSoto County has grown to nearly 198,000 residents, fueled by continued residential development, strong schools, and sustained economic investment.

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The city's historic Downtown Hernando remains the community's focal point, featuring locally owned restaurants, specialty retail, community events, and the iconic courthouse square. Ongoing public and private investment has strengthened Downtown Hernando's role as a gathering place for residents while supporting continued commercial growth throughout the city.

"Hernando continues to benefit from significant investment in education, including the recently opened Hernando High School campus, a \$90+ million state-of-the-art facility built to accommodate the area's rapidly growing student population. Other projects of note include the recently completed \$300 million cold-storage warehouse for Associated Wholesale Grocers and the \$200+ million Delta Landing mixed-use development, currently underway — further evidence of the sustained public and private investment fueling Hernando's growth and reinforcing its position as one of North Mississippi's most dynamic communities."





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Maximize the potential of property to accelerate the success
of our clients and our people.

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