

Build to Suit Opportunity

±23.9 Acres in DeSoto County

0 Hwy 178, Olive Branch, MS

Zoned
M2
Heavy
Industrial

SITE

BNSF
RAILWAY

178

Colliers

REALTERM

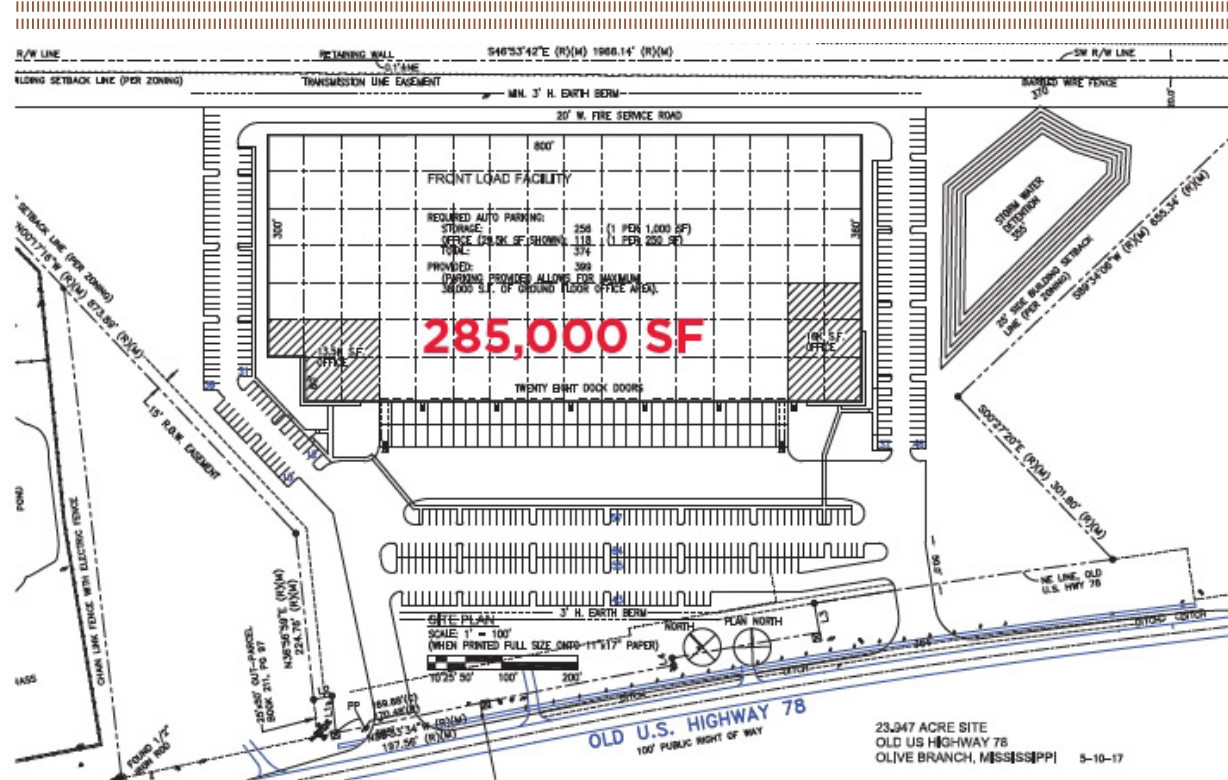
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Sample Site Plan



Property Features

Build-to-suit warehouse or drop lot	All utilities available to site
Warehouse size: up to 285,000 SF	Up to 108 dock doors (crossdock facility)
Lot size: ±23.9 AC	Easy access to Lamar Ave. (US-78)
Flexible site plans - subdividable	Abundant parking
Zoning: M2 - heavy industrial	Lease rate: negotiable

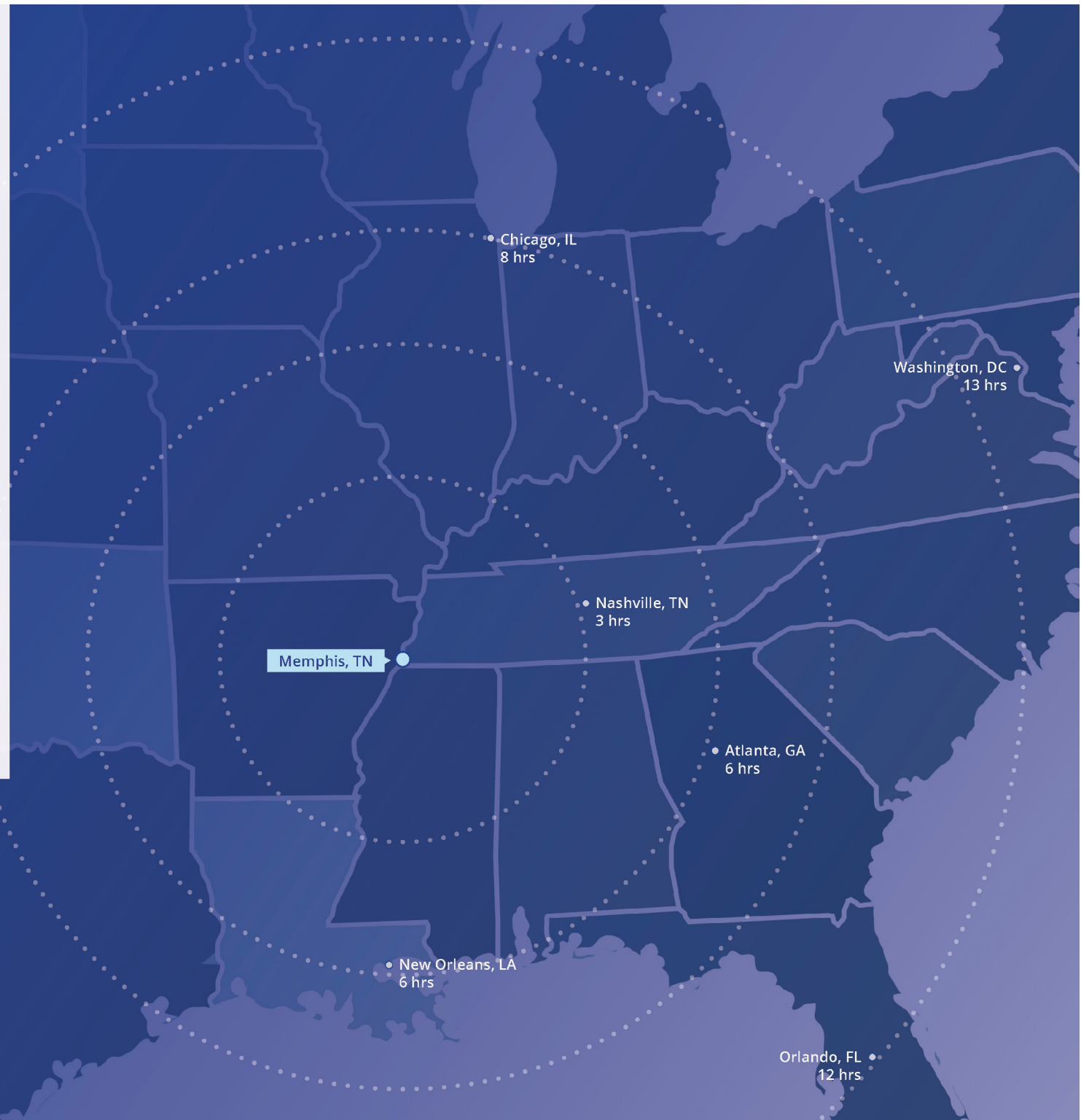


America's Distribution Center

No market moves like Memphis.

With a world-class infrastructure and the ability to operate 24/7/365, it's no wonder that Memphis—thanks to FedEx—has earned the title of America's Distribution Center. The Memphis economy revolves around transportation, distribution and logistics, and Memphis has more logistics workers per capita than any other US metropolitan area. Our four modes of transportation—runway, rail, road and river—ensure that Memphis is the most reliable and cost-effective location for your logistics and distribution company. Over 27,000 companies have chosen to operate in Memphis—including over 400 trucking companies. With millions of square feet of industrial space currently under construction, the Memphis MSA pairs top-line product quality with competitively priced lease rates.

- Information courtesy of the Greater Memphis Chamber



Railroad, Airport & Shipping Drive Times



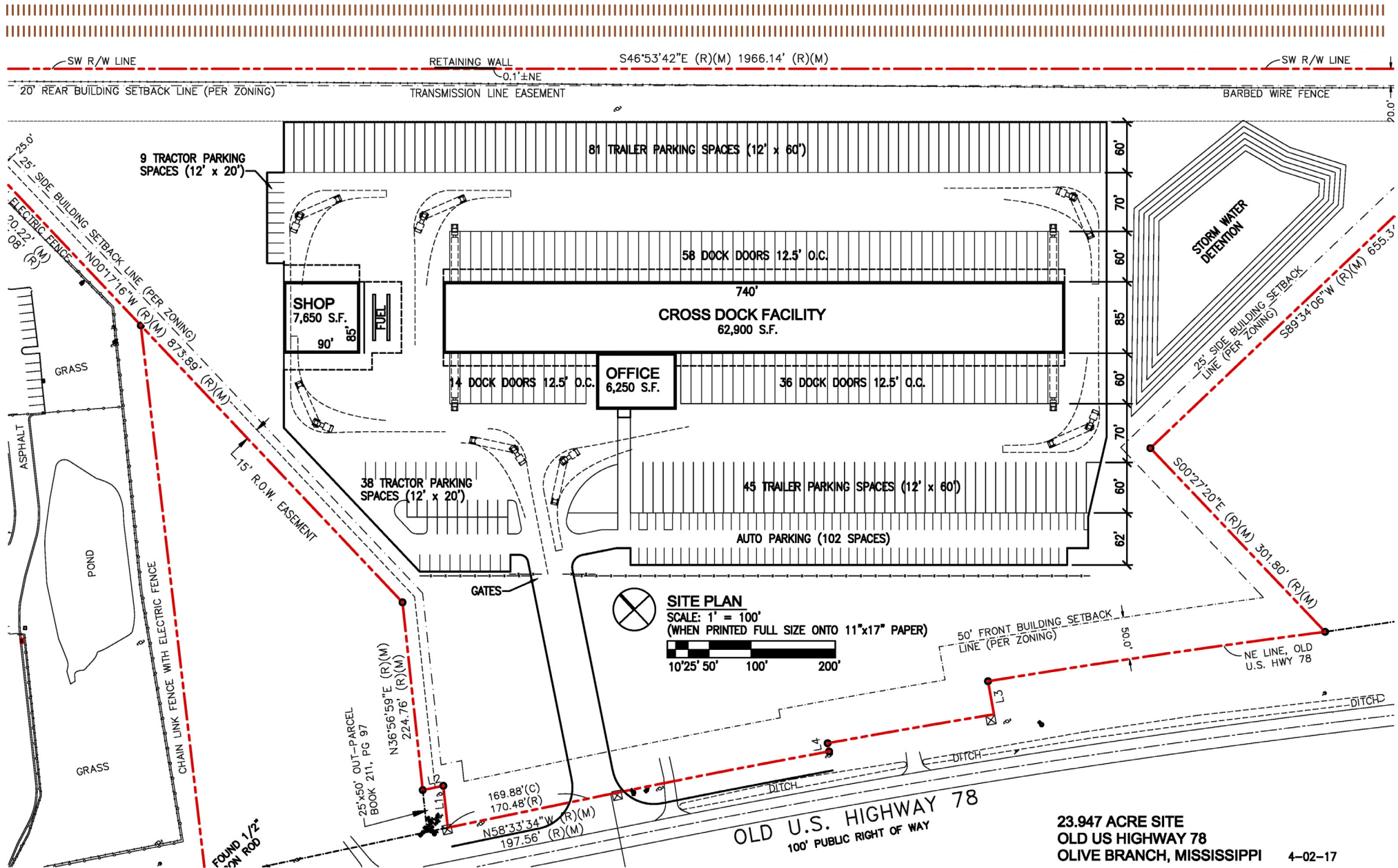
Drop Yard - 2 Tenants



Cross Dock Facility



Railroad

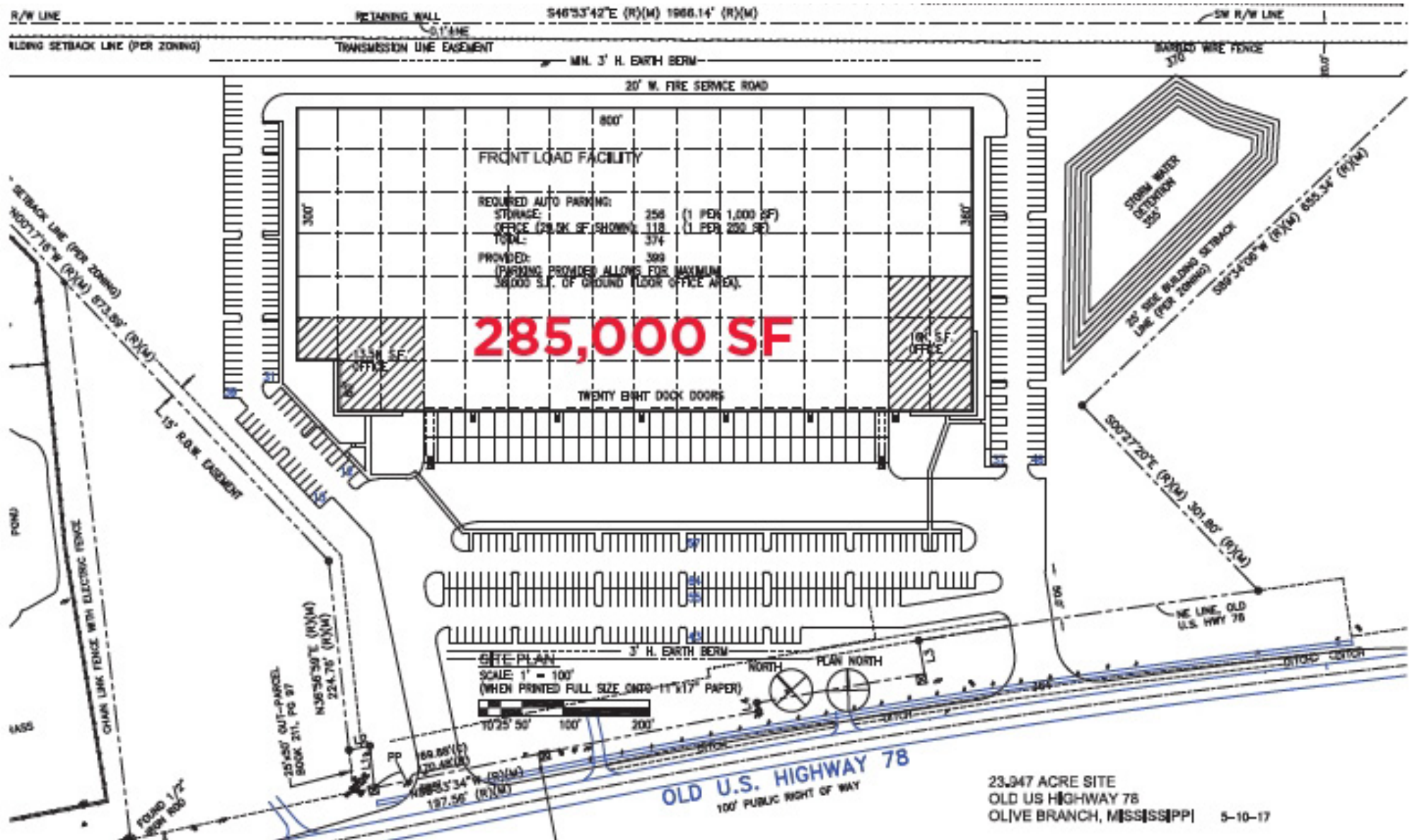


23.947 ACRE SITE
OLD US HIGHWAY 78
OLIVE BRANCH, MISSISSIPPI

Front Load Facility



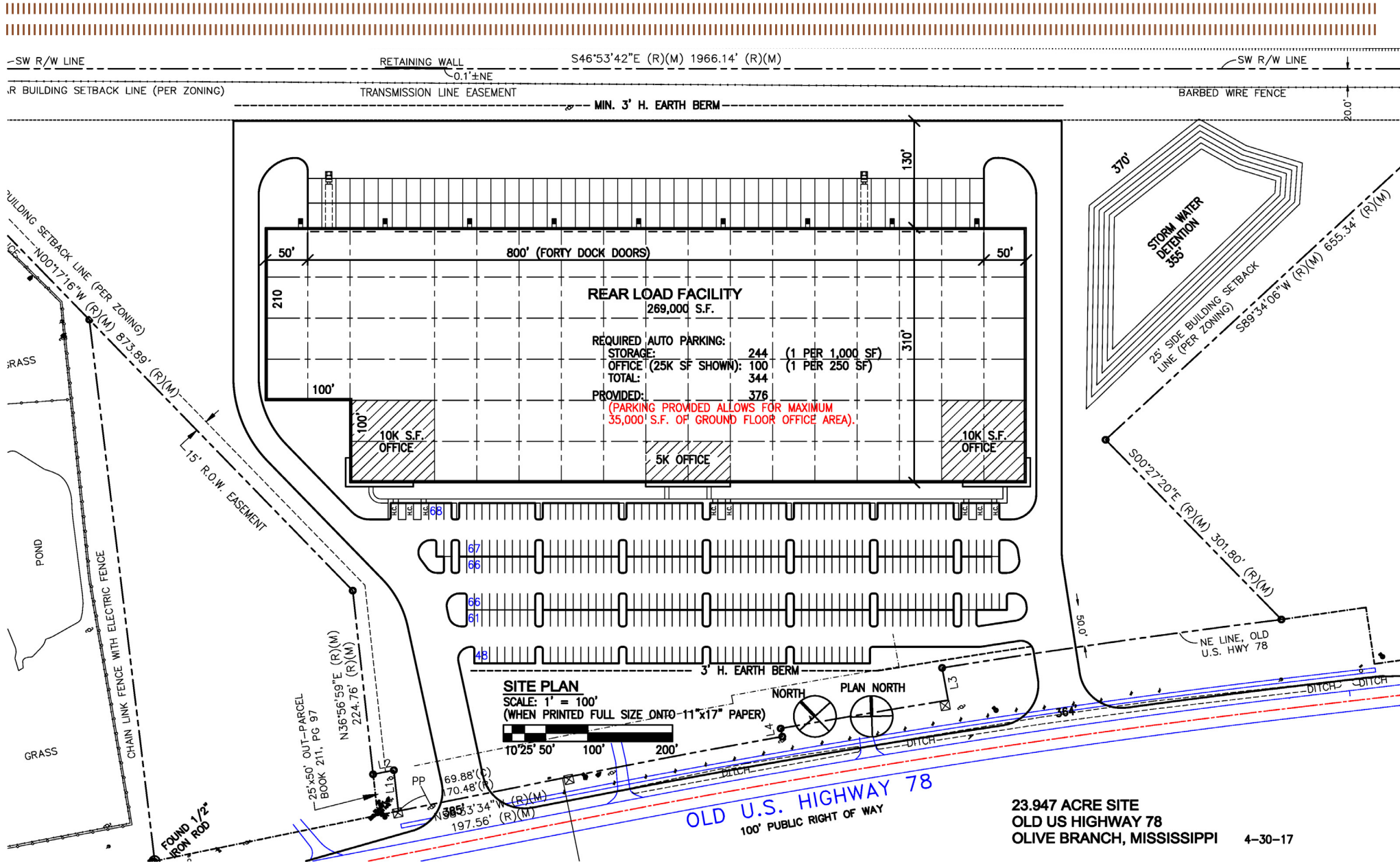
Railroad



Rear Load Facility



Railroad

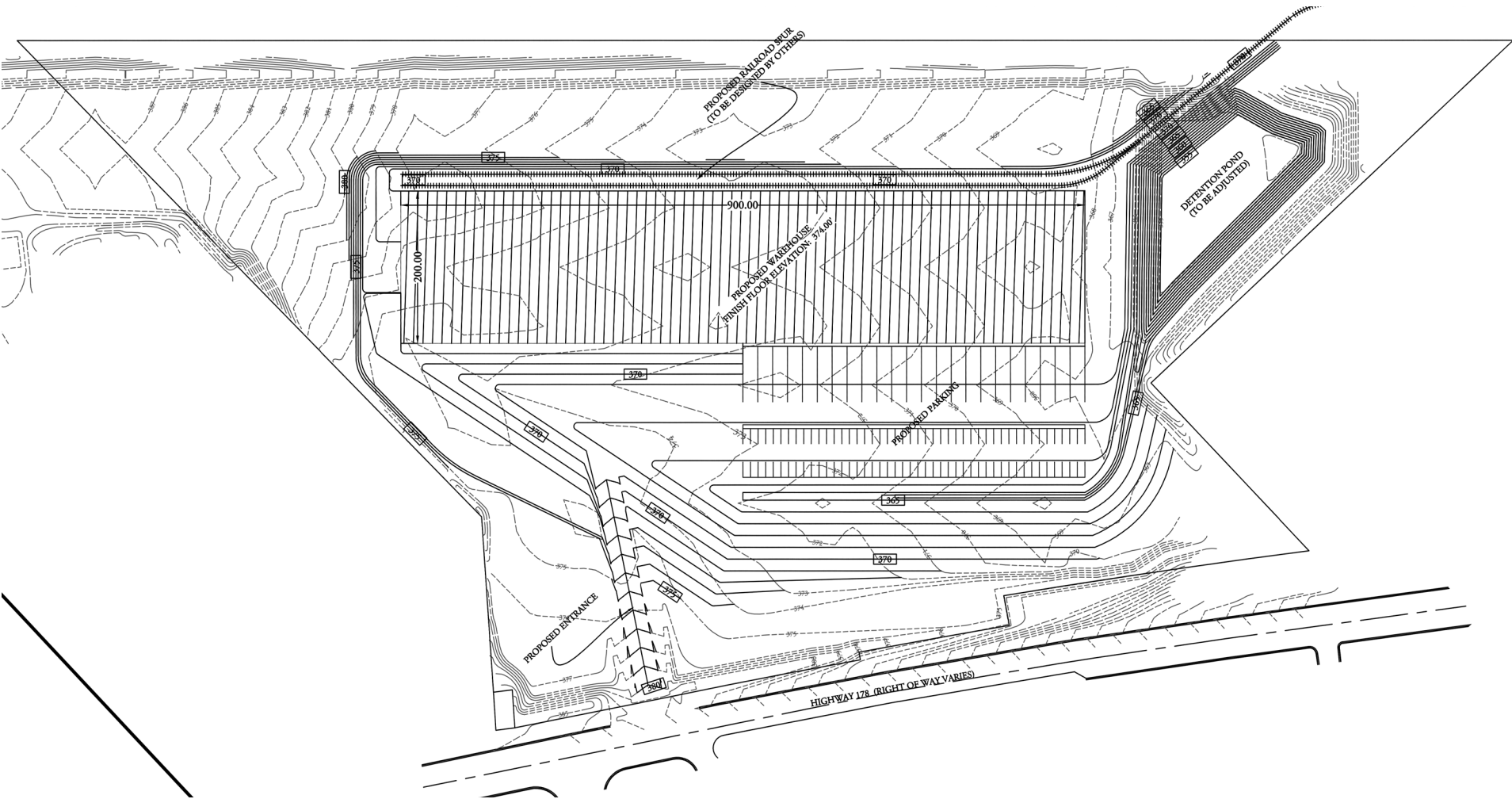


**23.947 ACRE SITE
OLD US HIGHWAY 78
OLIVE BRANCH, MISSISSIPPI**

Rail Served Facility



Railroad



Aerial

2 Minutes to



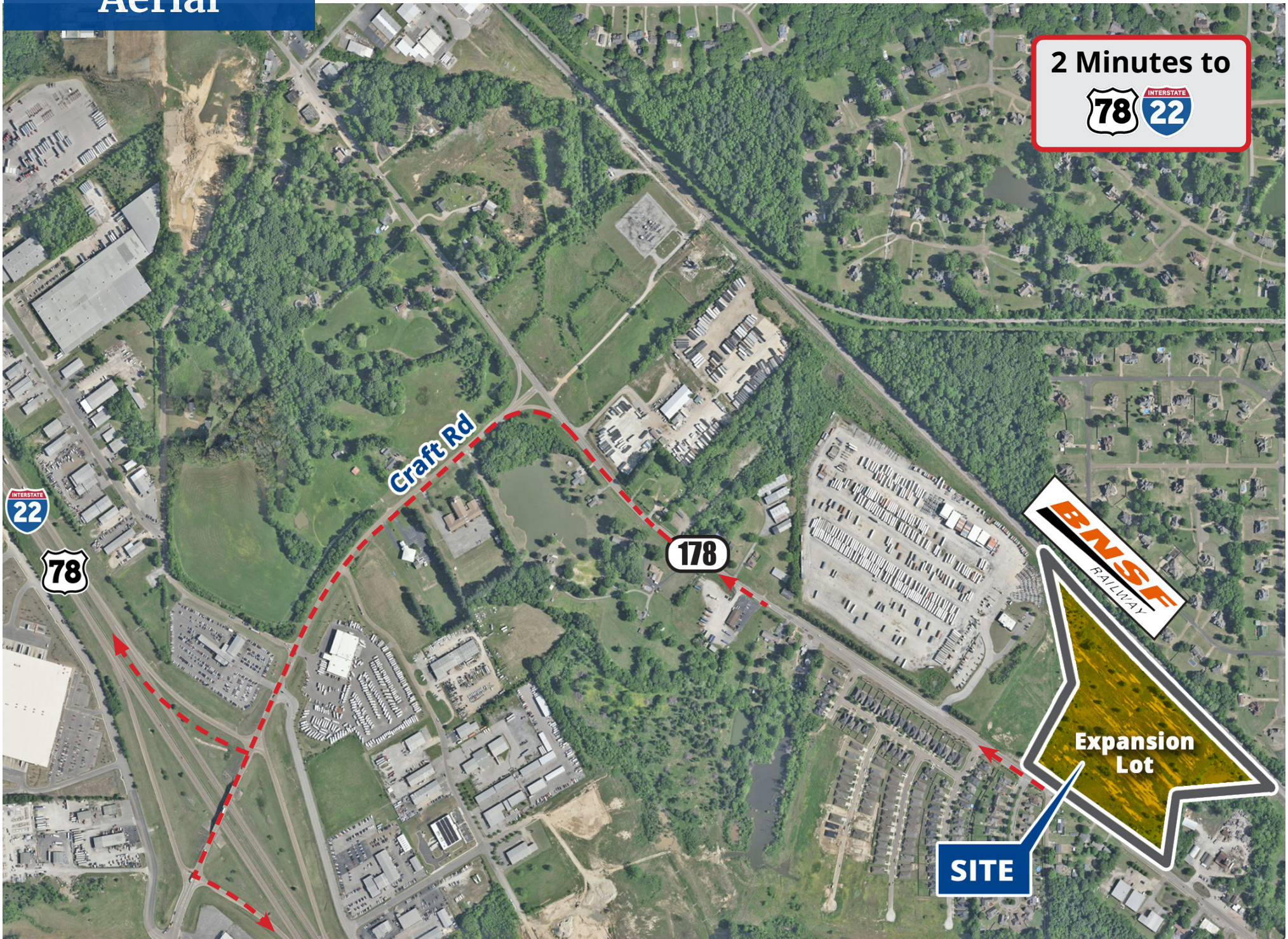
Craft Rd

178

BNSF
RAILWAY

Expansion
Lot

SITE





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Our Mission

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

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