

FOR LEASE



Conceptual Rendering

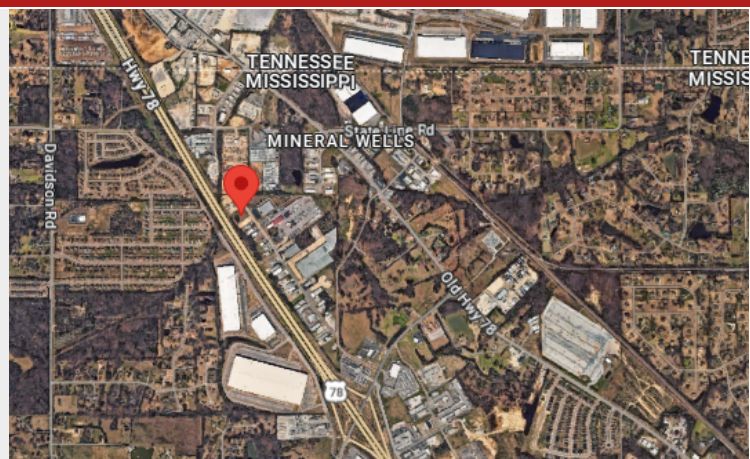
ZONING: C-2

8477 INDUSTRIAL DRIVE • OLIVE BRANCH, MS 38654

Size	Rate	Term	Type
5,000 +/- SF	\$5,000 per Month	5 Years	Mod Gross

Estimated delivery date: January 1, 2027

Buildout Opportunity!



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Property Description

Position your business in one of Olive Branch's most active industrial corridors. 8477 Industrial Drive offers a brand-new build-out opportunity delivering 5,000 ± SF of flex office/warehouse space tailored to your operational needs. With modern construction, efficient layout options, and a strong regional logistics location, this space is ideal for service companies, contractors, distributors, and growing industrial users.

Location Overview

The location offers immediate connectivity to Highway 78/I-22, placing tenants within minutes of the Memphis metro, the regional logistics network, and multiple major transportation routes. Businesses benefit from the area's established industrial infrastructure, reliable workforce access, and proximity to key commercial amenities.

LOCATION DESCRIPTION

- Customizable 5,000 ± SF flex layout allowing tenants to tailor office and warehouse configuration; 4,200 ± SF warehouse; 800 ± SF office
- Ample time for permitting, planning, and customization ahead of the January 1, 2027 availability/delivery date



