



## STATE-OF-THE-ART INDUSTRIAL PARK

Flexible sites from 300,000-1,500,000 SF

# DESOTO 55 LOGISTICS CENTER

US Highway 51, DeSoto County, Horn Lake, MS



COLLIERS INTERNATIONAL

[WWW.DESOTO55.COM](http://WWW.DESOTO55.COM)

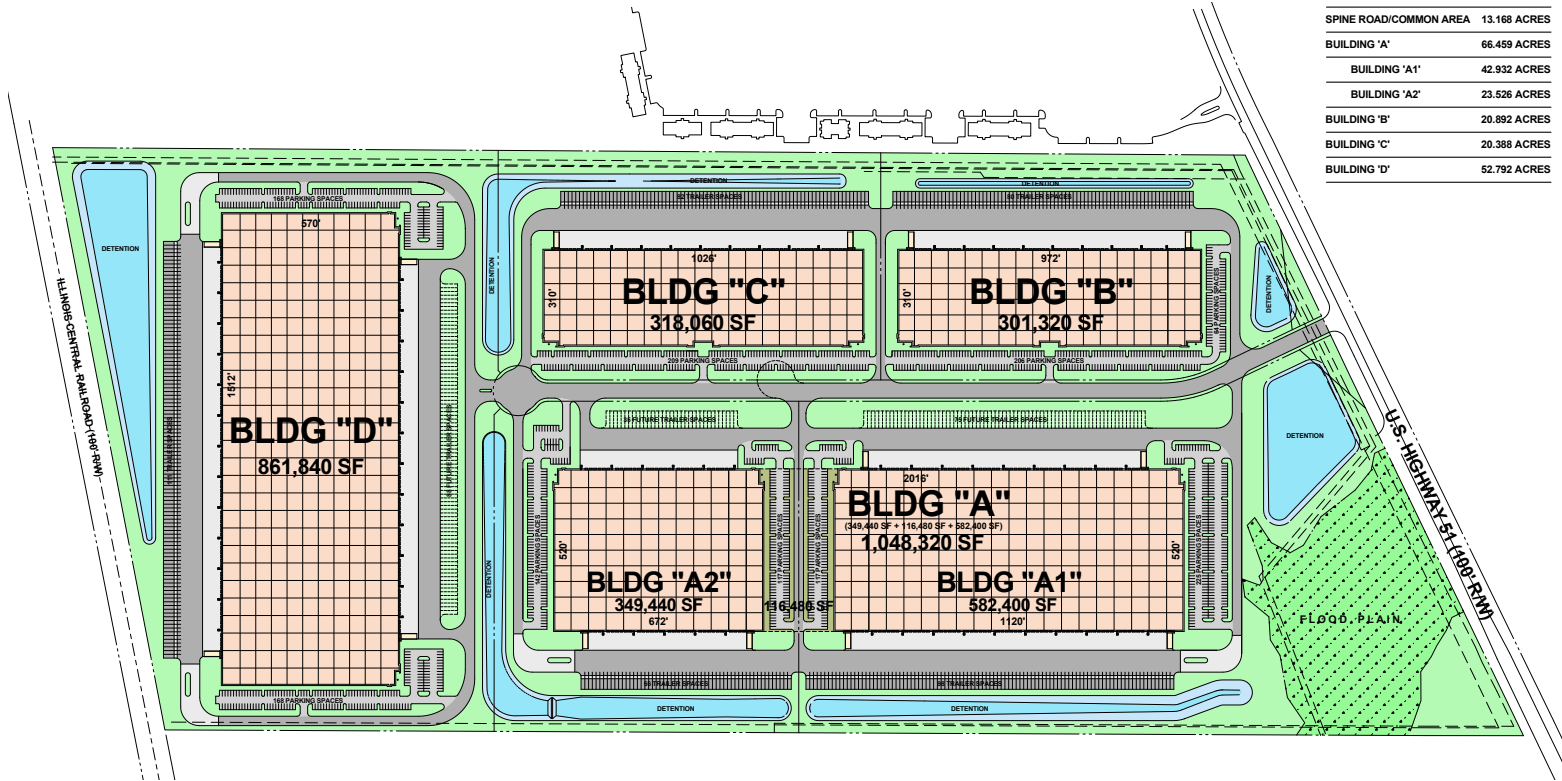


DEVELOPER

# DESOTO 55 LOGISTICS CENTER

US Highway 51, DeSoto County, Horn Lake, MS

Flexible sites from 300,000-1,500,000 SF



## BUILDING A-1 SPECIFICATIONS

<b>Square Footage</b>	582,400 SF (520' x 1,120') expandable up to 1,500,000 SF
<b>Configuration</b>	Cross dock
<b>Column Spacing</b>	54' wide x 50' deep, with 60' loading bays
<b>Slab Thickness</b>	6' DuctilCrete slab with joints only at column lines
<b>Clear-Height</b>	36'
<b>Dock High Doors</b>	117 - 9' x 10' insulated
<b>Drive-In Doors</b>	4 - 12' x 16' ramped
<b>Truck Court</b>	130'-185' deep with 60' concrete apron
<b>Auto Parking</b>	342 auto spaces
<b>Trailer Storage</b>	98 trailer storage spaces expandable up to 175
<b>Sprinkler</b>	ESFR sprinkler with fire pump

## BUILDING B SPECIFICATIONS

<b>Square Footage</b>	301,320 SF (310' x 972')
<b>Configuration</b>	Rear Load
<b>Column Spacing</b>	54' wide x 50' deep, with 60' loading bays
<b>Slab Thickness</b>	6' DuctilCrete slab with joints only at column lines
<b>Clear-Height</b>	32'
<b>Dock High Doors</b>	55 - 9' x 10' insulated
<b>Drive-In Doors</b>	2 - 12' x 16' ramped
<b>Truck Court</b>	185' deep with 60' concrete apron
<b>Auto Parking</b>	270 auto spaces
<b>Trailer Storage</b>	80 trailer storage spaces
<b>Sprinkler</b>	ESFR sprinkler with fire pump

## INCENTIVES

### Quick and Easy Application Process

The application process for real, personal and Freeport tax exemptions is quick and easy. Generally, the Tenant is able to complete the application without assistance from attorneys, consultants, etc. Core5 will be happy to support and assist Tenant throughout this process.

### Real and Personal Property Tax Exemptions

Desoto County grants both real and personal property tax exemptions for a period of ten (10) years. The exemption includes both real and personal property, however, it does not exempt school tax, road and bridge tax as well as taxes for parks and libraries.

### Inventory Tax

By virtue of Mississippi's Freeport Warehouse law, Tenants are exempt for property taxes on all finished goods that are shipped outside of the state of Mississippi.

### Tax Assessment Ration

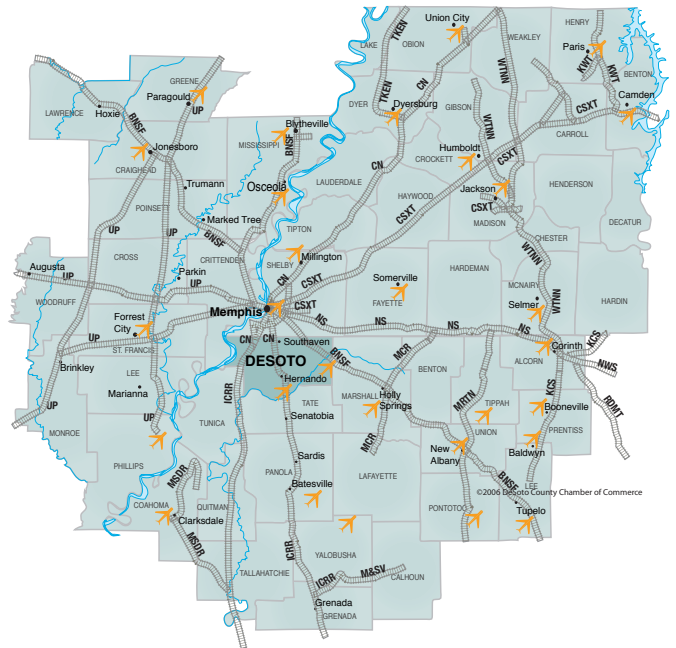
One key factor to note in comparison with neighboring Tennessee is the difference in the tax assessment ration on real and personal property. Mississippi assesses it's commercial property at 15% while Tennessee assesses it's at 40%. Hence, the taxes on commercial property are lower in Mississippi than Tennessee even before tax incentives are applied.

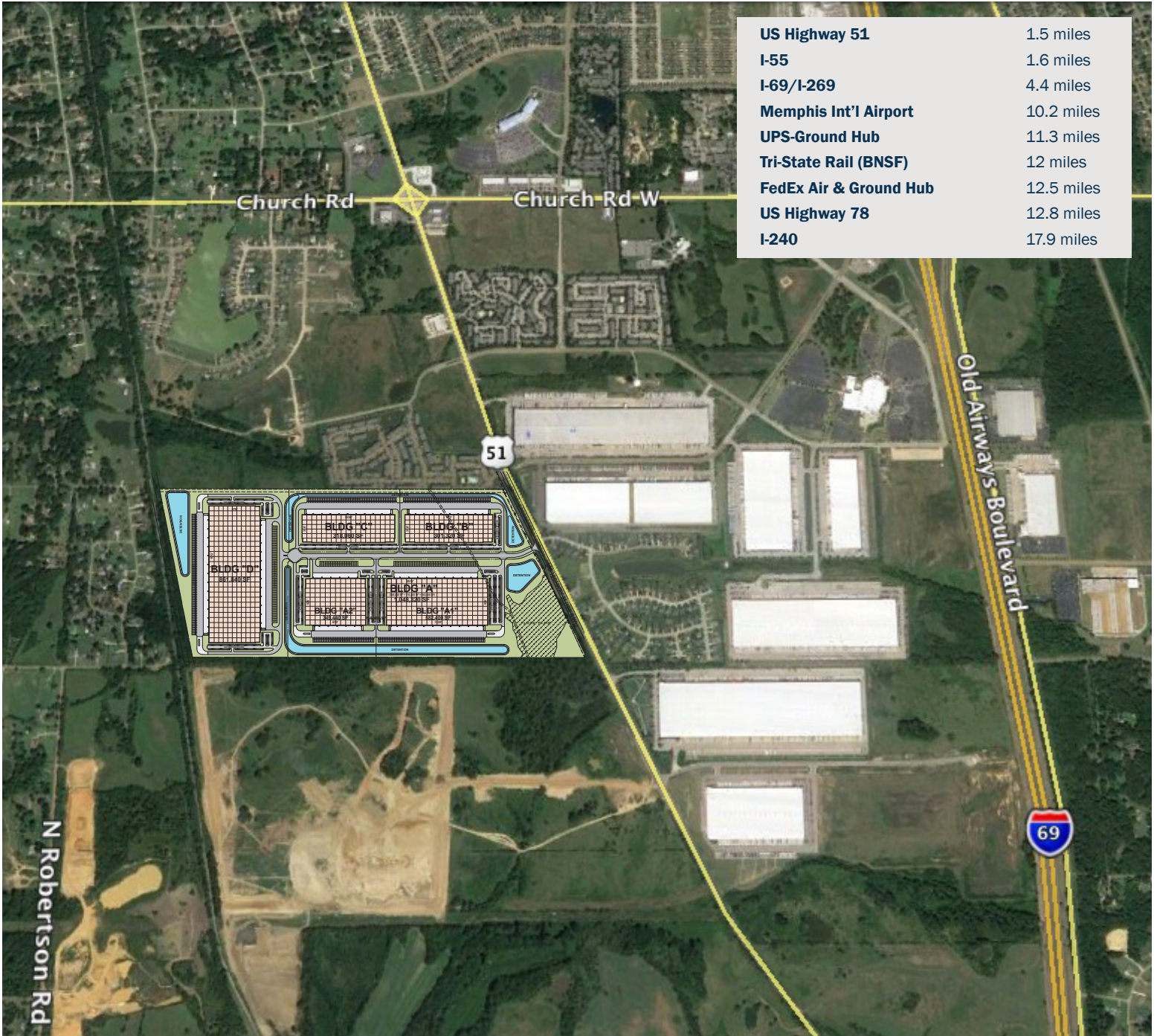
## MAJOR TRANSPORTATION ROUTES

Extension of I-69 (nicknamed the NAFTA Highway). Described as the largest North-to-South traveled thoroughfare running from Montreal, through Memphis, to the Texas-Mexico border. It is estimated that 40% of all US manufacturing travels down this corridor.

## TRI-STATE RAIL

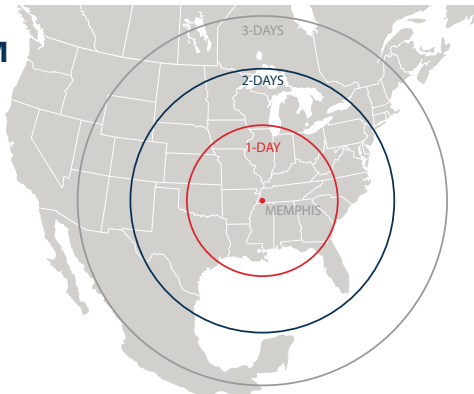
Within minutes from DeSoto | 55 Business Center, the Memphis rail line is the 3<sup>RD</sup> most-connected rail center in the world and is one of only three cities to have FIVE Class railroads (NS, BNSF, CN, UP, and CSX)





<b>US Highway 51</b>	1.5 miles
<b>I-55</b>	1.6 miles
<b>I-69/I-269</b>	4.4 miles
<b>Memphis Int'l Airport</b>	10.2 miles
<b>UPS-Ground Hub</b>	11.3 miles
<b>Tri-State Rail (BNSF)</b>	12 miles
<b>FedEx Air &amp; Ground Hub</b>	12.5 miles
<b>US Highway 78</b>	12.8 miles
<b>I-240</b>	17.9 miles

**DAYS TRUCK  
DRIVE TO/FROM  
MEMPHIS**



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