

PHASE 2 COMING SOON!



STATE-OF-THE-ART INDUSTRIAL PARK

Flexible sites from 316,885 up to 860,915 SF

DESOTO 55 LOGISTICS CENTER

1241, 1453, 1222, 1434, & 1615 Commerce Parkway, Horn Lake, MS 38637



COLLIERS INTERNATIONAL

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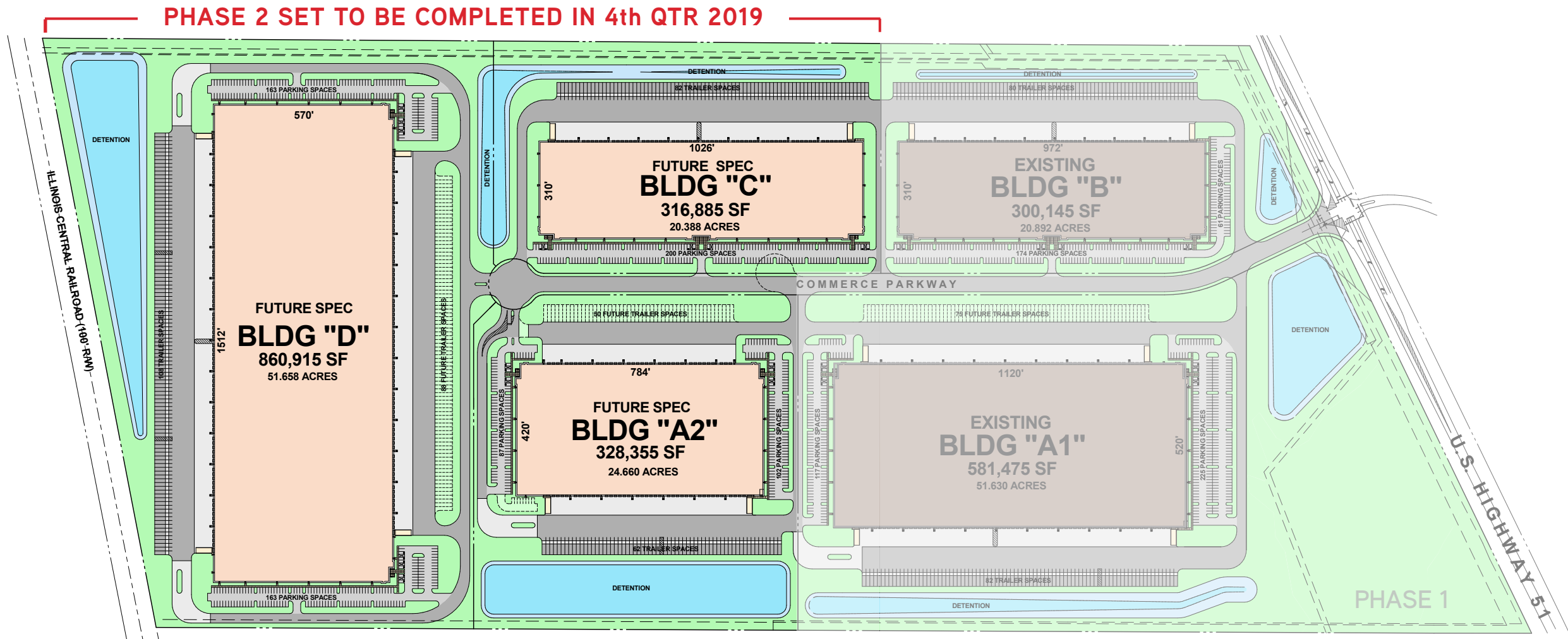
DEVELOPER

DESOTO 55 LOGISTICS CENTER

A DEVELOPMENT LIKE NO OTHER

1241, 1453, 1222, 1434, & 1615 Commerce Parkway, Horn Lake, Mississippi 38637

Flexible sites from 316,885 SF up to 860,915 SF



BUILDING A-1 SPECIFICATIONS

Square Footage	581,475 SF (520' x 1,120')
Configuration	Cross dock
Column Spacing	56' wide x 50' deep, with 60' loading bays
Slab Thickness	6" DuctilCrete slab with joints only at column lines
Clear-Height	36' clear minimum
Dock High Doors	113 - 9' x 10' insulated
Drive-In Doors	4 - 12' x 16' ramped
Truck Court	130'-185' deep with 60' concrete apron
Auto Parking	342 auto spaces
Trailer Storage	82 trailer storage spaces expandable up to 157
Sprinkler	ESFR sprinkler with fire pump

BUILDING A-2 SPECIFICATIONS

Square Footage	328,355 (420' x 784')
Configuration	Cross dock
Column Spacing	56' wide x 50' deep, with 60' loading bays
Slab Thickness	6" DuctilCrete slab with joints only at column lines
Clear-Height	36' clear minimum
Dock High Doors	74 - 9' x 10' insulated
Drive-In Doors	2 - 14' x 16' ramped
Truck Court	130'-185' deep with 60' concrete apron
Auto Parking	189 auto spaces
Trailer Storage	62 trailer storage spaces expandable up to 112
Sprinkler	ESFR sprinkler with fire pump

BUILDING B SPECIFICATIONS

Square Footage	300,145 SF (310' x 972')
Configuration	Rear Load
Column Spacing	54' wide x 50' deep, with 60' loading bays
Slab Thickness	6" DuctilCrete slab with joints only at column lines
Clear-Height	32' clear minimum
Dock High Doors	55 - 9' x 10' insulated
Drive-In Doors	2 - 12' x 16' ramped
Truck Court	185' deep with 60' concrete apron
Auto Parking	235 auto spaces
Trailer Storage	80 trailer storage spaces
Sprinkler	ESFR sprinkler with fire pump

BUILDING C SPECIFICATIONS

Square Footage	316,885 SF (310' x 1,026')
Configuration	Rear Load
Column Spacing	54' wide x 50' deep, with 60' loading bay
Slab Thickness	6" DuctilCrete slab with joints only at column lines
Clear-Height	32' clear minimum
Dock High Doors	59 - 9' x 10' insulated
Drive-In Doors	2 - 14' x 16' ramped
Truck Court	185' deep with 60' concrete apron
Auto Parking	200 auto spaces
Trailer Storage	82 trailer storage spaces
Sprinkler	ESFR sprinkler with fire pump

BUILDING D SPECIFICATIONS

Square Footage	860,915 SF (570' x 1,512')
Configuration	Cross dock
Column Spacing	56' wide x 50' deep, with 60' loading bays
Slab Thickness	6" DuctilCrete slab with joints only at column lines
Clear-Height	36' clear minimum
Dock High Doors	151 - 9' x 10' insulated
Drive-In Doors	4 - 14' x 16' ramped
Truck Court	130'-185' deep with 60' concrete apron
Auto Parking	326 auto spaces
Trailer Storage	108 trailer storage spaces expandable up to 196
Sprinkler	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

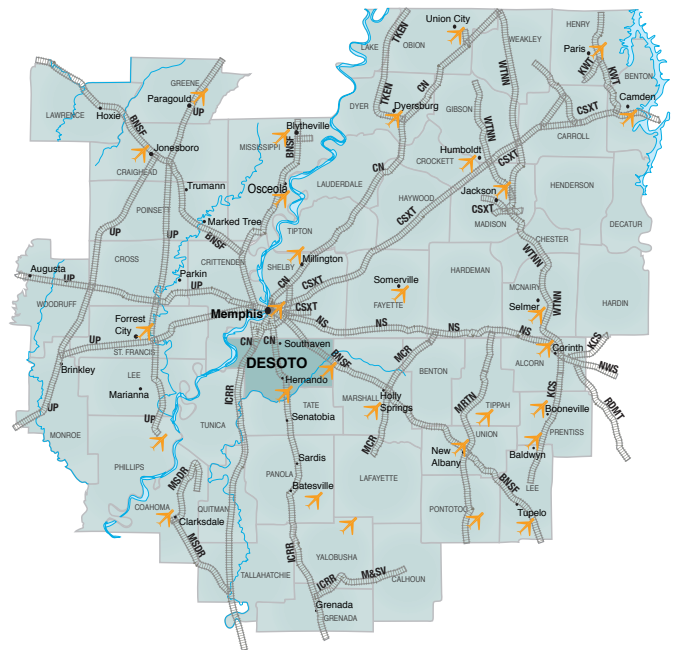
One key factor to note in comparison with neighboring Tennessee is the difference in the tax assessment ration on real and personal property. Mississippi assesses its commercial property at 15% while Tennessee assesses its at 40%. Hence, the taxes on commercial property are lower in Mississippi than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

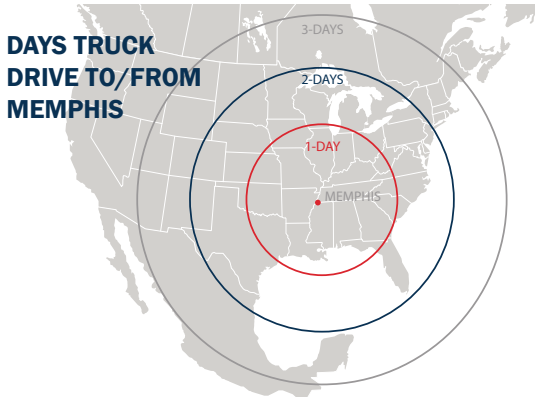
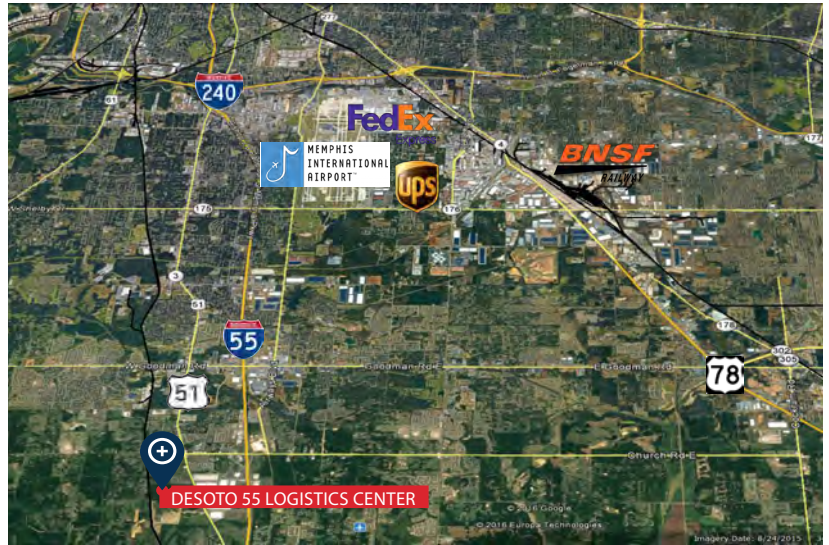
Within minutes from DeSoto | 55 Business Center, the Memphis rail line is the 3RD most-connected rail center in the world and is one of only three cities to have FIVE Class 1 railroads (NS, BNSF, CN, UP, and CSX)





DeSoto 55 delivers immediately access to Hwy 51 (light traffic) and within miles of I-55 and I-69/I-269

I-55	1.6 miles
I-69/I-269	4.4 miles
Memphis Int'l Airport	10.2 miles
UPS-Ground Hub	11.3 miles
I-240	11.9 miles
Tri-State Rail (BNSF)	12 miles
FedEx Air & Ground Hub	12.5 miles
US Highway 78	12.8 miles



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