



DESOTO LOGISTICS CENTER

445,138 SF Available

8150 Nail Road E, Olive Branch, MS 38654



LEASING AGENT

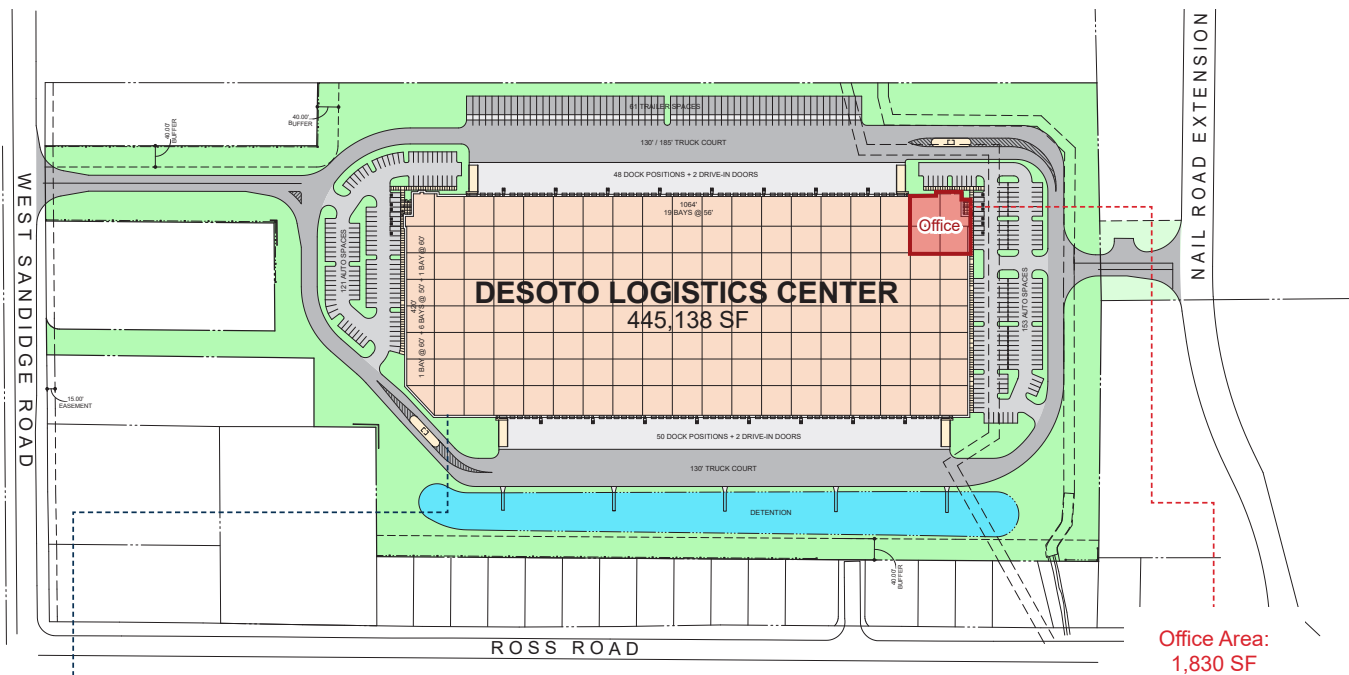


DEVELOPER

DESOTO LOGISTICS CENTER

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DeSoto Logistics Center is located in Olive Branch, Mississippi, approximately one mile from Hwy 78. The property consists of 445,138 square-feet of industrial space and offers a premier location that is accessible not only to Hwy 78, but also I-22 and I-269. Well positioned amongst surrounding communities, companies could quickly start operations and benefit from a sustainable and experienced workforce. Mississippi, Tennessee, Arkansas, Missouri and Alabama can be easily serviced within a 200 mile drive.

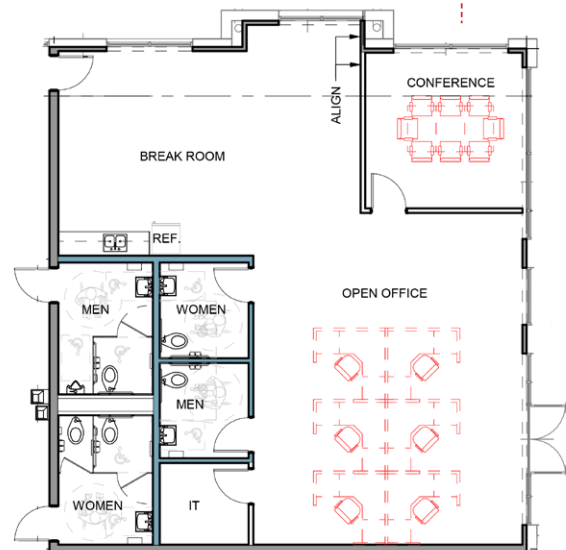


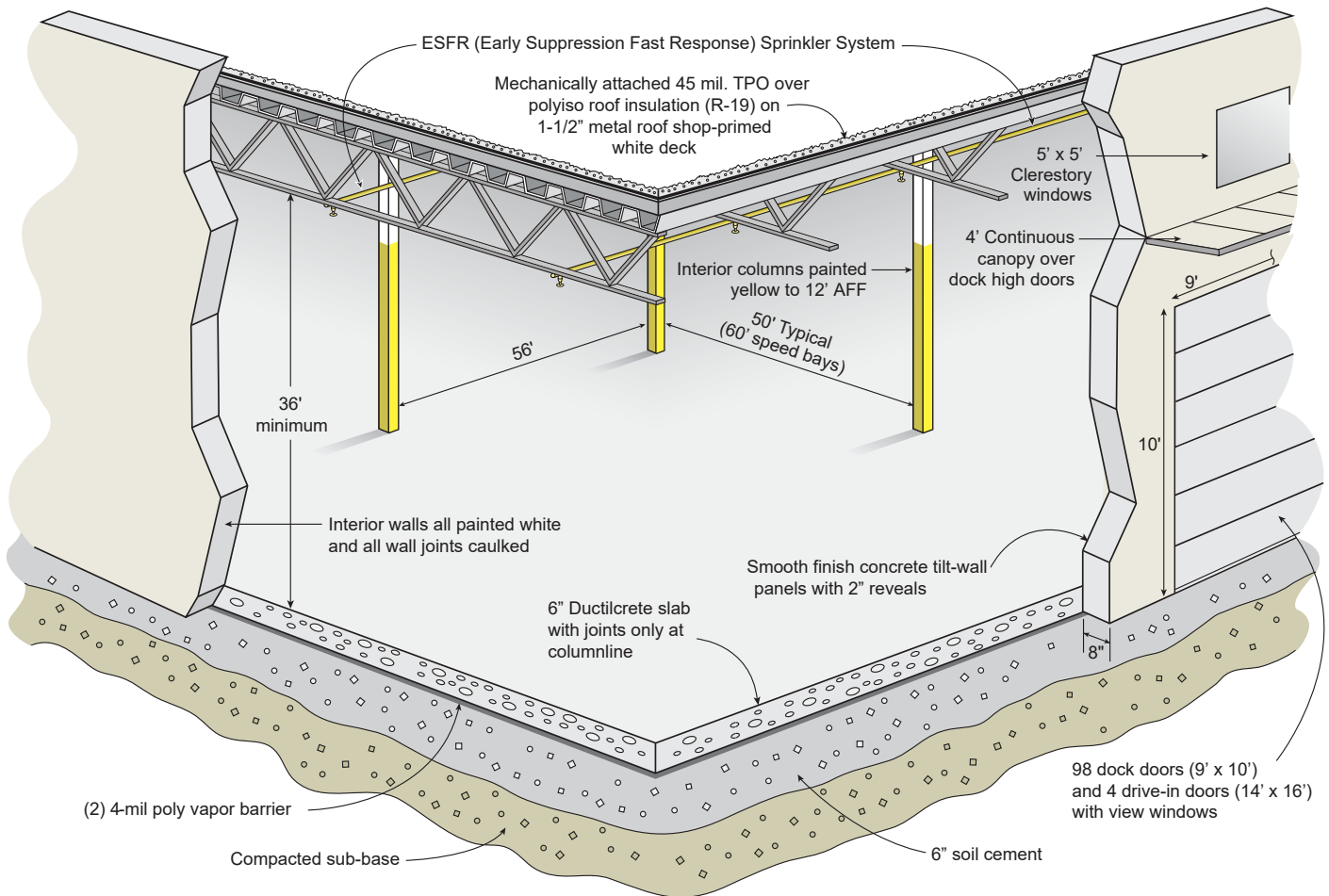
Warehouse Improvements Include:

LED Lighting

Twelve (12) 35,000# Rite Hite mechanical levelers

Five (5) battery charger disconnects





BUILDING SPECIFICATIONS

Square Footage	445,138 SF available (1,064' x 420')
Site Area	+/- 32.34 acres
Office Area	1,830 SF of office space
Configuration	Cross Dock
Slab Thickness	6" thick, 4,000 psi Ductilcrete, joints are only on column lines
Column Spacing	56' wide x 50' deep, typical with 60' loading bays
Clear Height	36' clear minimum
Dock High Doors	98 – 9' x 10' insulated dock high doors with 4' exterior continuous canopy
Drive-In Doors	4 – 14' x 16' ramped, drive-in doors
Truck Court Depth	130' - 185' truck court inclusive of a 60' deep concrete apron
Auto Parking	274 auto spaces
Trailer Storage	61 trailer storage locations - expandable to 391 total spaces
Warehouse Improvements	LED lighting, 12 35,000# Rite Hite mechanical levelers, 5 battery charger disconnects
Electrical	3 phase, 480/277 volt system (amps designed to meet tenant's needs)
Sprinkler	ESFR sprinkler system with fire pump

