



HORN LAKE 55 BUSINESS CENTER

BUILDING A

6280 Interstate Blvd. Horn Lake, MS 38637

581,883 SF Available - MOVE IN READY



CUSHMAN &
WAKEFIELD



COMMERCIAL
ADVISORS

LEASING AGENT



CORE5
INDUSTRIAL PARTNERS

DEVELOPER

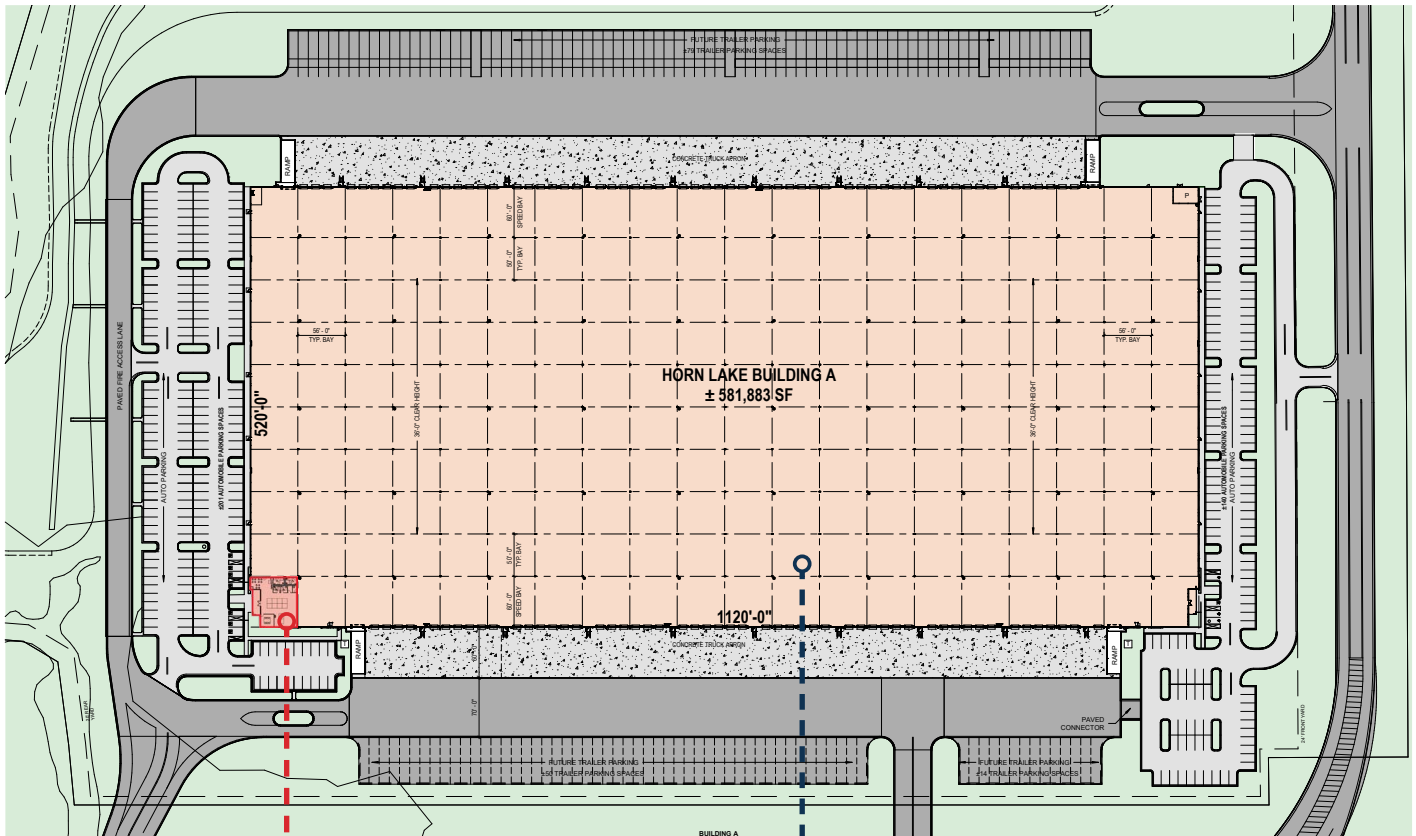
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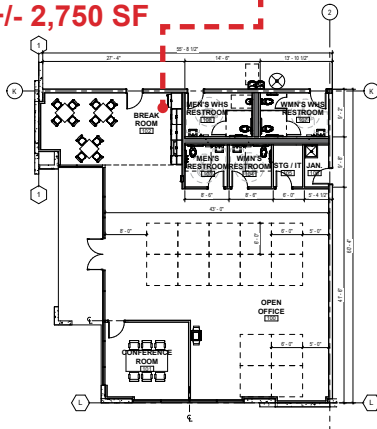
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Horn Lake 55 Business Center is located in Horn Lake, Mississippi within 1.5 miles of I-55 exits at Goodman Road (exit 289) to the north and Church Road (exit 287) to the south.

With close proximity to the Memphis International Airport and the best access to I-40, I-240 and I-269 (connecting to I-22, one of the region's major logistics corridors to Birmingham, AL), the property is ideally situated for both domestic and international business trades requiring local, regional and national distribution.



Office Area:
+/- 2,750 SF



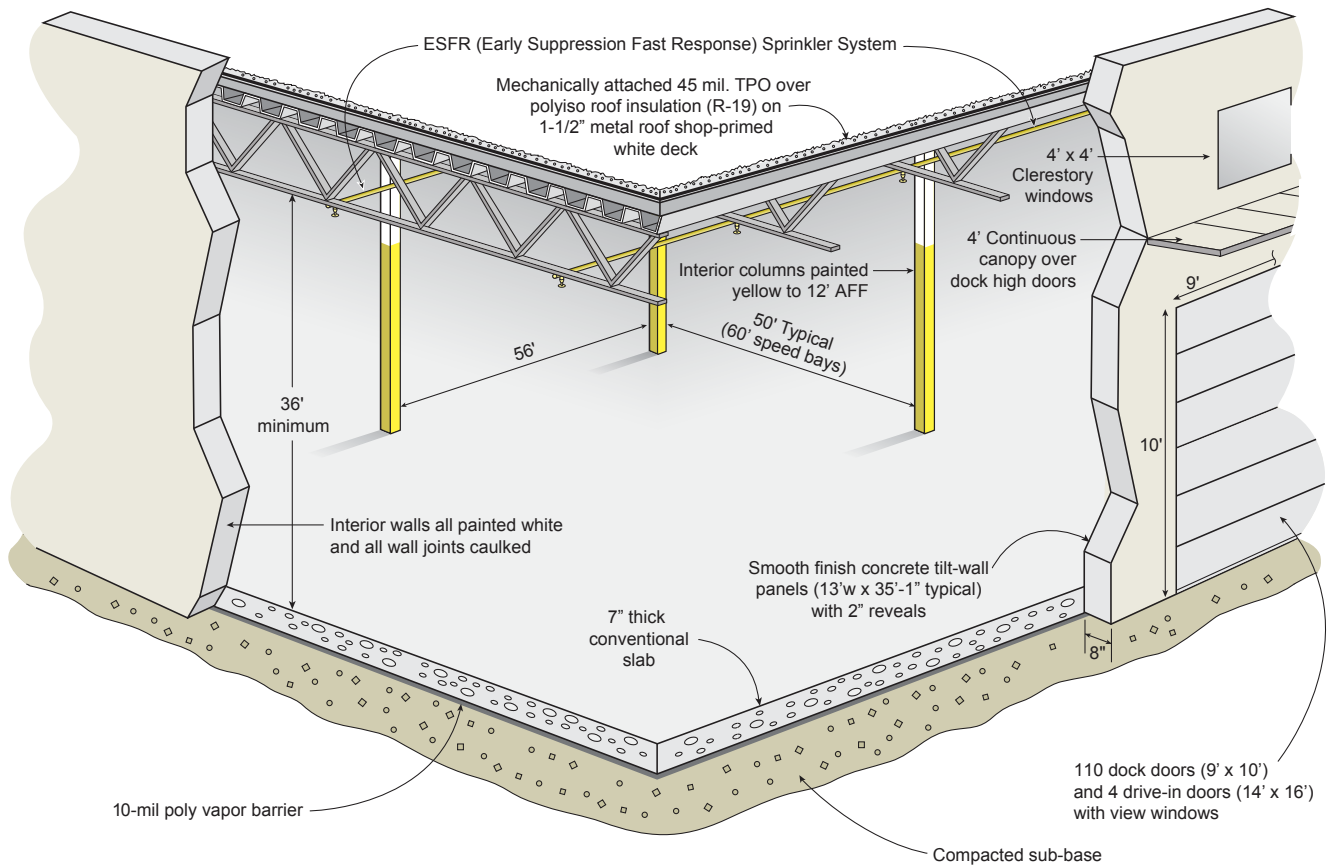
Warehouse Improvements Include:

+/- 2,750 SF Office Area

LED lighting on motion sensors at 25 FC based on open plan

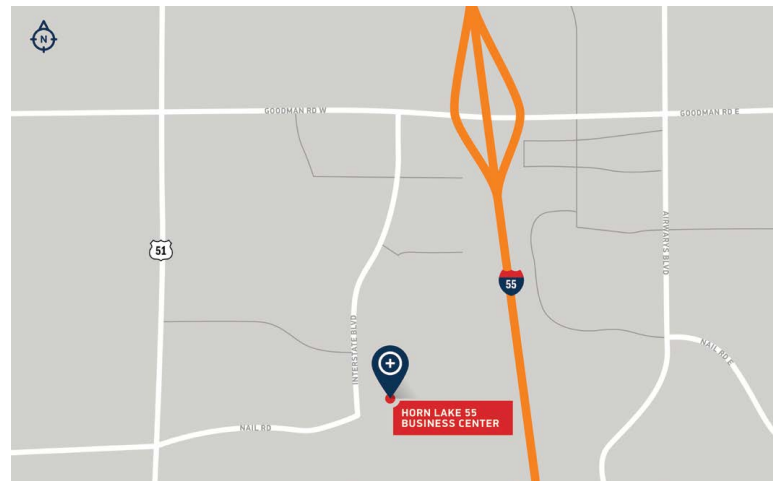
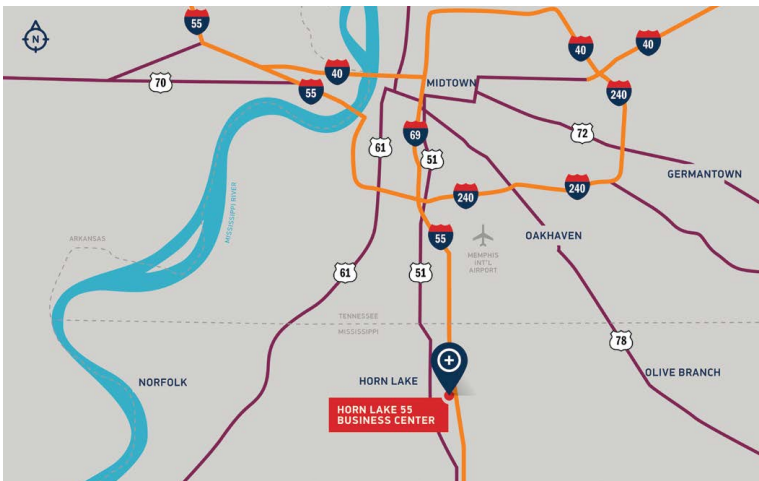
40,000-lb Rite Hite mechanical pit levelers every other dock door

Two 2,000 amp transformers and switch gear, for a total of 4,000 amps

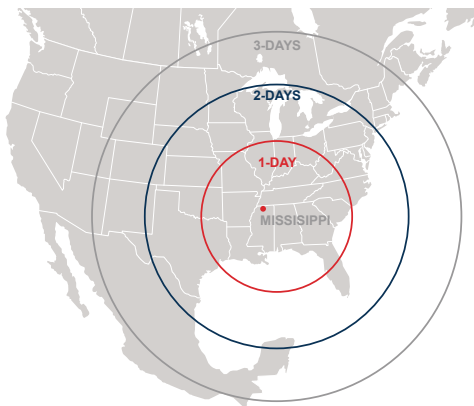


BUILDING SPECIFICATIONS

Square Footage	±581,883 SF (1,120' x 520')
Site Area	+/-39.970 acres
Office Area	2,750 SF of office space
Configuration	Cross Dock
Slab Thickness	7" thick, 4,000 psi conventional slab
Column Spacing	56' wide x 50' deep typical, with 60' loading bays
Clear Height	36' clear minimum
Dock High Doors	110 – 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	340 auto spaces
Trailer Storage	79 trailer spaces - expandable to 143 total spaces
Warehouse Improvements	LED lighting on motion sensors at 25 FC based on open plan 40,000-lb Rite Hite mechanical pit levelers on 55 dock doors (every other door) Two 2,000 amp transformers and switch gear, for a total of 4,000 amps Ten forklift chargers
Sprinkler	ESFR sprinkler system with fire pump



**DAYS TRUCK
DRIVE TO/FROM
MISSISSIPPI**



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