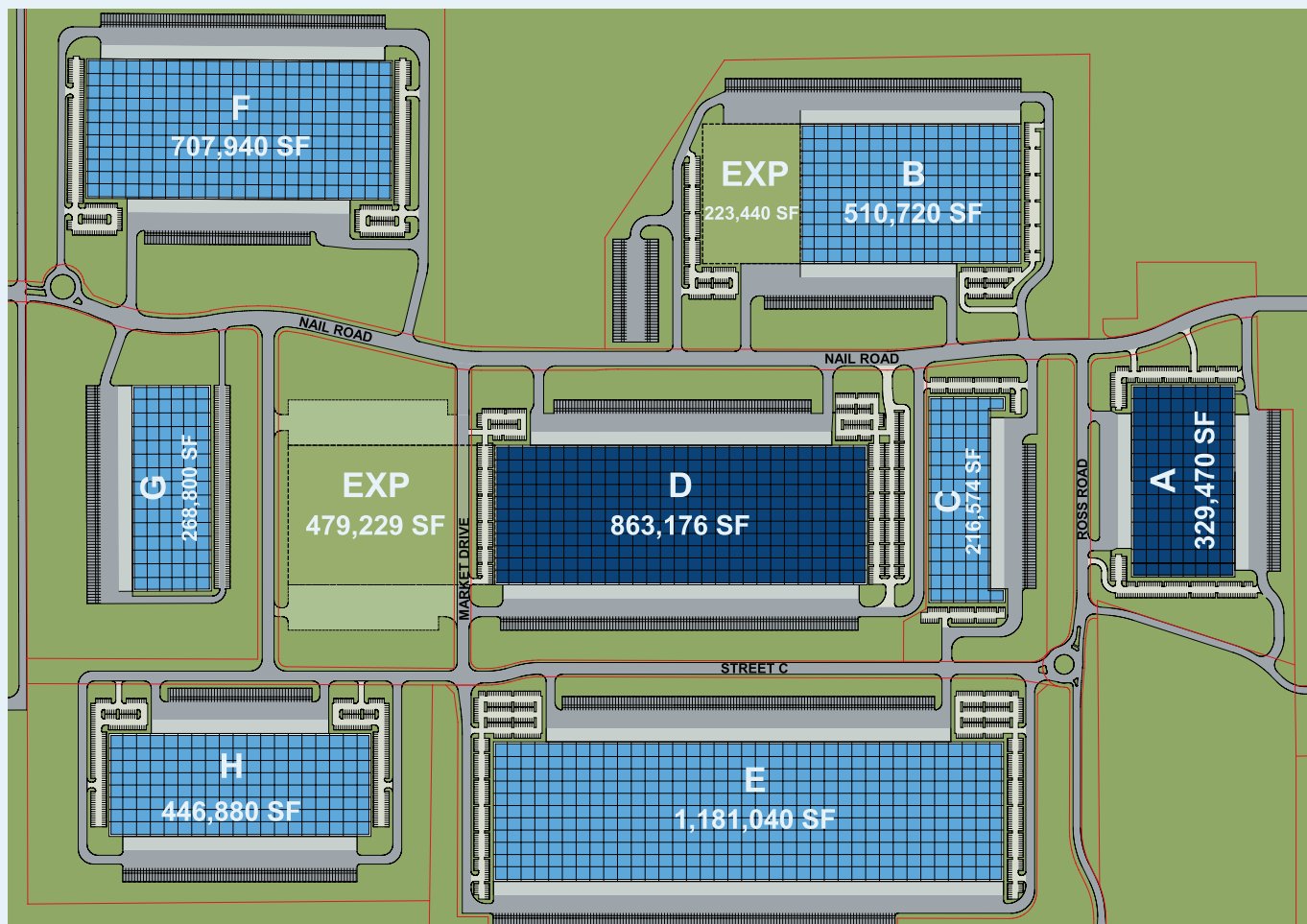




OLIVE BRANCH LOGISTICS CENTER

Building C | ± 216,574 SF AVAILABLE

Nail Road & Ross Road, Olive Branch, MS 38654



Olive Branch Logistics Center is a master-planned park in Olive Branch, MS. The park is located 12 miles from Memphis International Airport, and 8 miles from Interstate 55. This park can accommodate up to 3.3 MSF of Class A industrial space.



ABOUT IDI LOGISTICS

IDI Logistics is a leading developer and manager of logistics real estate in the U.S. Our fully-integrated logistics platform has a long track record of speculative development, build-to-suits and value-add acquisitions.

We are dedicated to serving our customers with exceptional quality and service.



216,574 available square feet

LOT SIZE: 19.03 acres

OFFICE AREA: Build-to-Suit

CLEAR HEIGHT: 36'



Class A Distribution, Warehouse and Manufacturing Space

DOCK DOORS: 40

DRIVE-IN DOORS: 2

TRUCK COURTS: 130' / 185'

AUTO PARKING: 137 spaces

TRAILER PARKING: 49 stalls

WALL CONSTRUCTION: Concrete tilt-wall

COLUMN SPACING: 56' x 50'

CONFIGURATION: Front-load

ROOF SYSTEM: 60 mil TPO with R-19 Rated Insulation

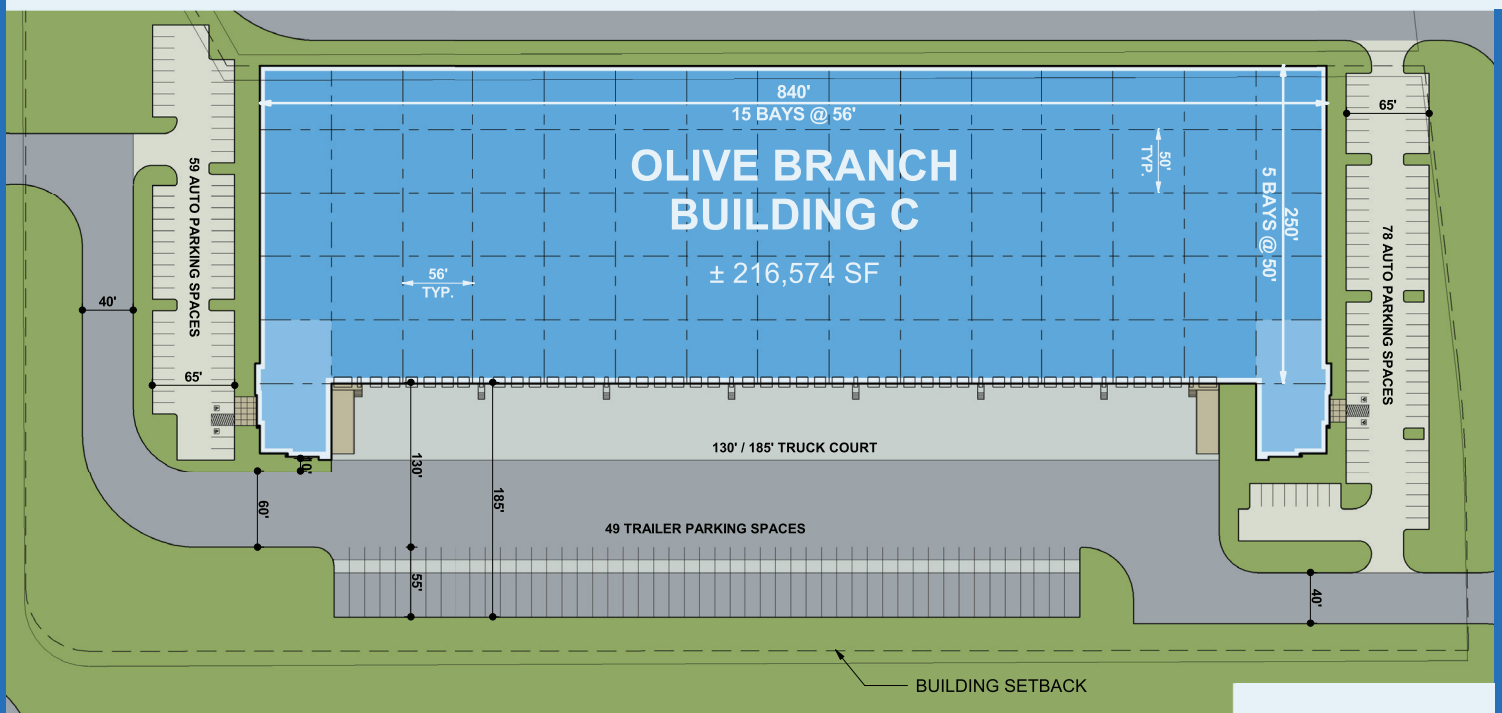
FLOOR SLAB: Ductilcrete™ System

FIRE SPRINKLER: ESFR

TAX ABATEMENTS: Available for Real Property, Personal Property, Freeport Warehouse Exemption and the Potential Foreign Trade Zone Designation

STRONG, DIVERSIFIED WORKFORCE NEARBY

LOCATED NEXT TO FEDEX GROUND HUB



DRIVING DISTANCES

METRO AREAS

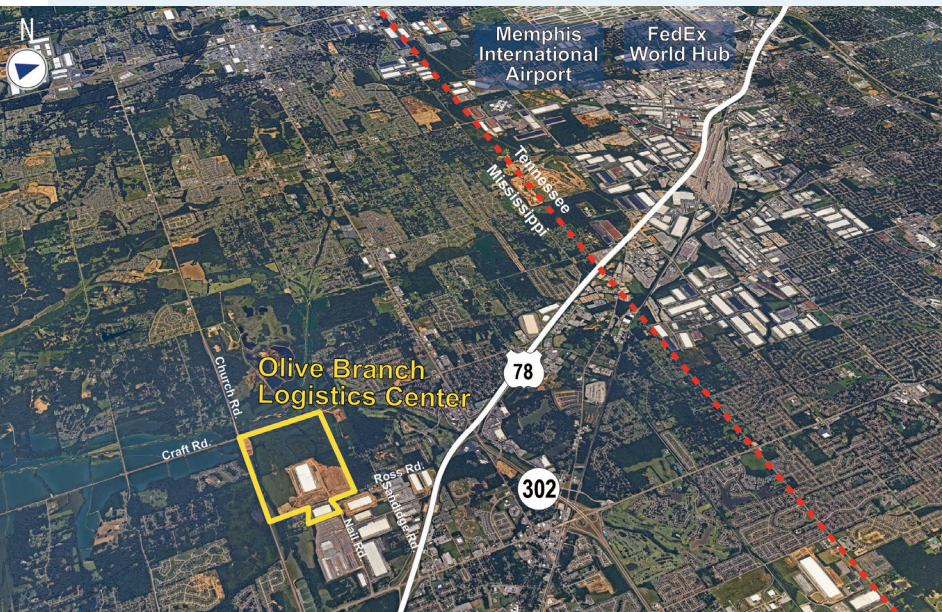
Memphis	10 miles
Little Rock.....	160 miles
Huntsville	190 miles
Jackson.....	200 miles
Nashville.....	220 miles

MAJOR ROADS

I-22/Route 78	3 miles
I-269	8 miles
I-55	8 miles
I-40	20 miles

POINTS OF INTEREST

Memphis International Airport	12 miles
FedEx World Hub	15 miles
Union Pacific Intermodal.....	22 miles



For more information, or to set up a tour, please contact:



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