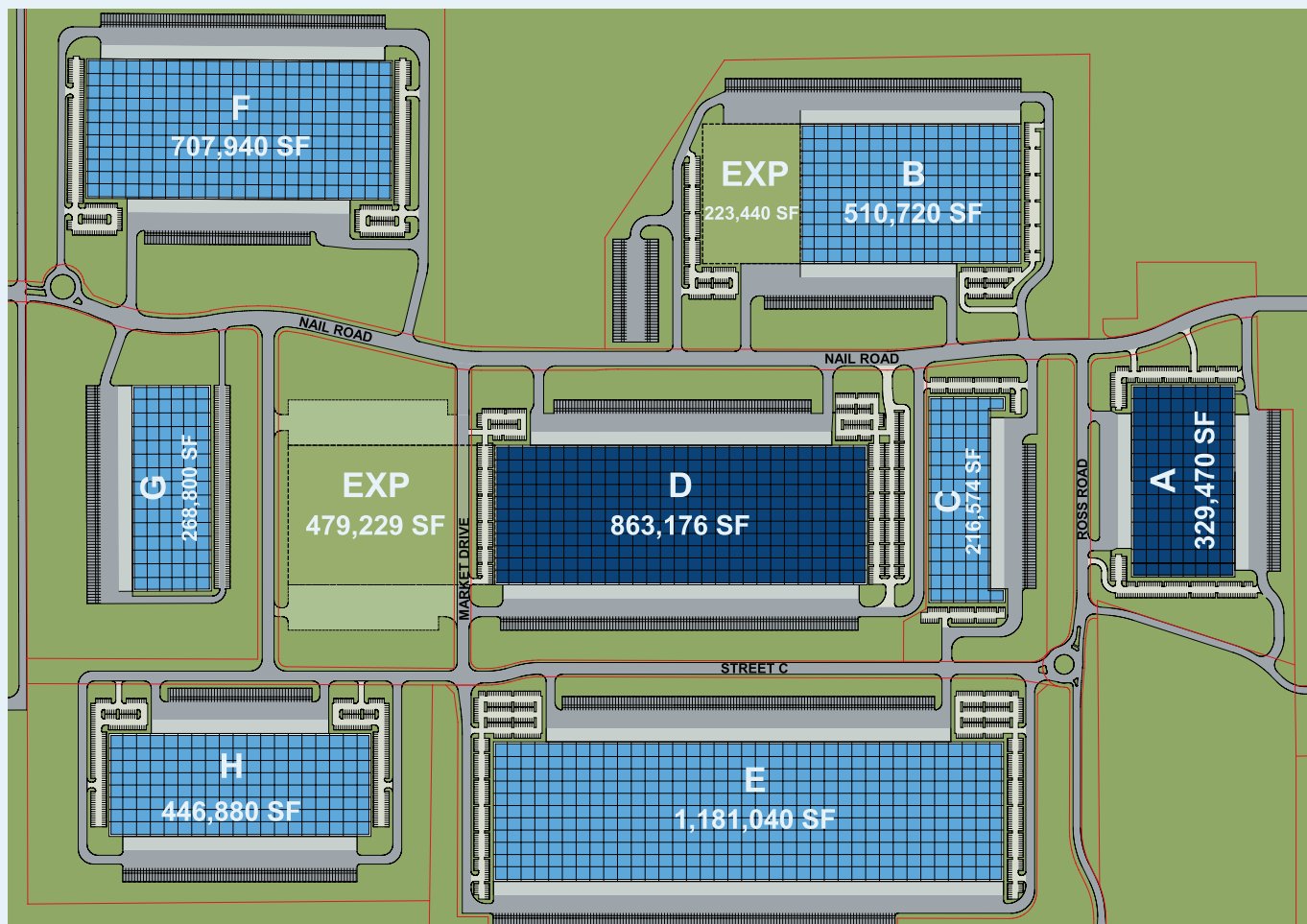




OLIVE BRANCH LOGISTICS CENTER

Building E | 1,181,040 SF

Church 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 3,314,850 SF 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.



1,181,040

available square feet

OFFICE AREA: Build-to-suit

LAND SITE: 53.7 acres

CLEAR HEIGHT: 40'



Class A Distribution, Warehouse and Manufacturing Space

DOCK DOORS: 228

DRIVE-IN DOORS: 4

TRUCK COURTS: 130' / 185'

AUTO PARKING: 318 spaces

TRAILER PARKING: 296 spaces

WALL CONSTRUCTION: Concrete tilt-wall

COLUMN SPACING: 56' x 50'

LOADING BAY SIZE: 56' x 60'

CONFIGURATION: Cross-dock

FLOOR SLAB: Ductilcrete™ System

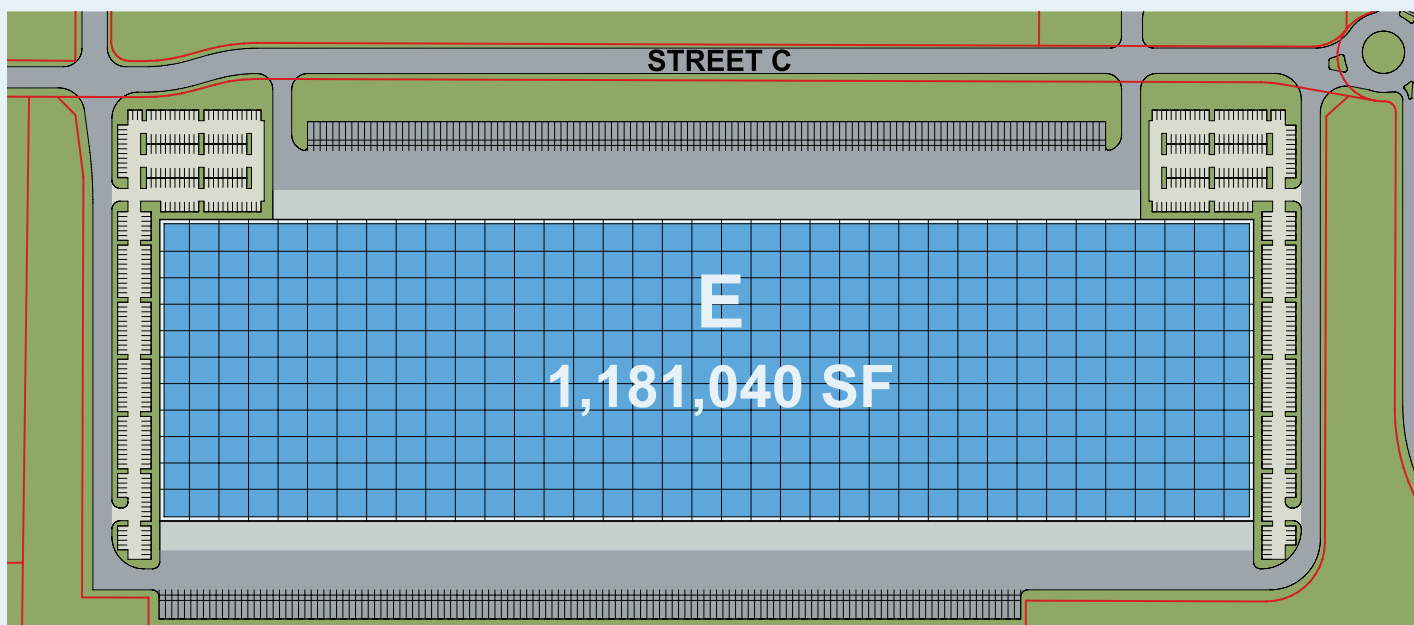
FIRE SPRINKLER: ESFR

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

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

STRONG, DIVERSIFIED WORKFORCE NEARBY

LOCATED NEXT TO FEDEX GROUND HUB



DRIVING DISTANCES

METRO AREAS

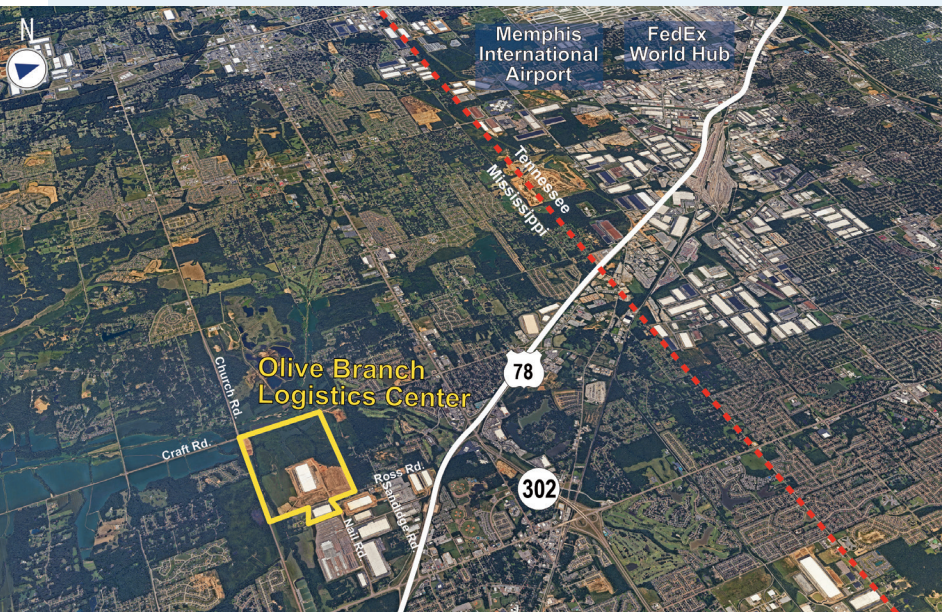
Memphis	10 miles
Little Rock.....	160 miles
Huntsville	190 miles
Jackson.....	200 miles
Nashville.....	220 miles

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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