

**FOR LEASE**

Owned and Operated by



**7437 Polk Lane**

Olive Branch, MS 38654



**298,545 SF Available**



**LEASING INFO  
& CONTACT**

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



## PROPERTY HIGHLIGHTS

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Cross Dock

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Clear Height: 36' clear

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Building Dept: 420'

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Automobile Parking: 90 +/- spaces

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Trailer Parking: 60 spaces (Truck courts: 185' deep)

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Column Spacing: 54' x 50' (60' speed bays)

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Dock High Doors – 57 (9' x 10') with vision panels  
(20 equipped with seals, levelers, locks, and stop & go lights)

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Drive-in Doors: 2 (14' x 16')

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Interior walls painted white

## BUILDING FEATURES

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**Total Building** 411,600 sf

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**Available Building** 298,545 sf

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**Available Office** 8,250 sf

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**Year Built** 2018

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**Sprinkler** ESFR

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**Lighting** LED fixtures /motion sensors

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**Building Dept** 420'

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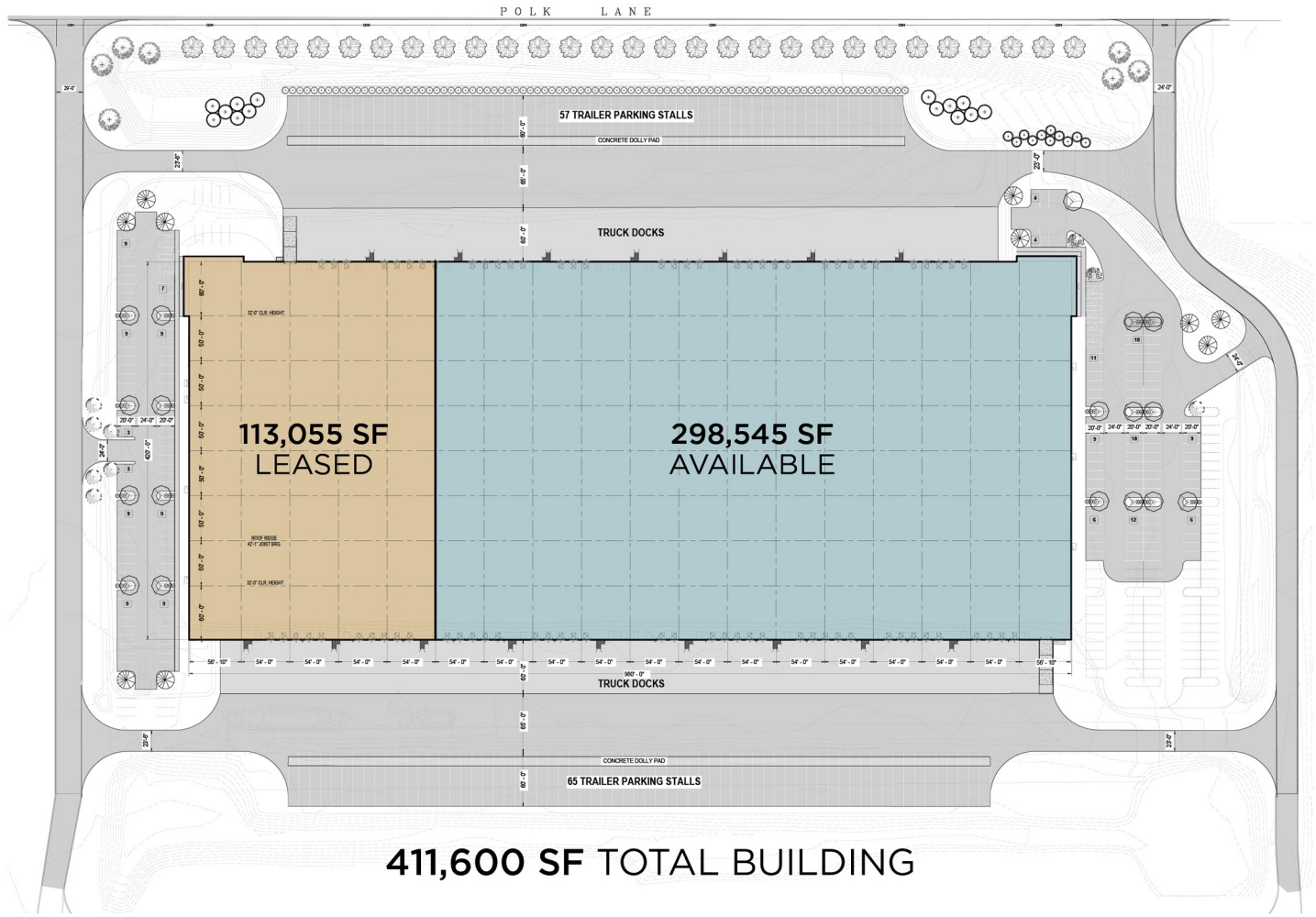
**Floor Slab** 6" reinforced

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**Roof System** 45mm white TPO

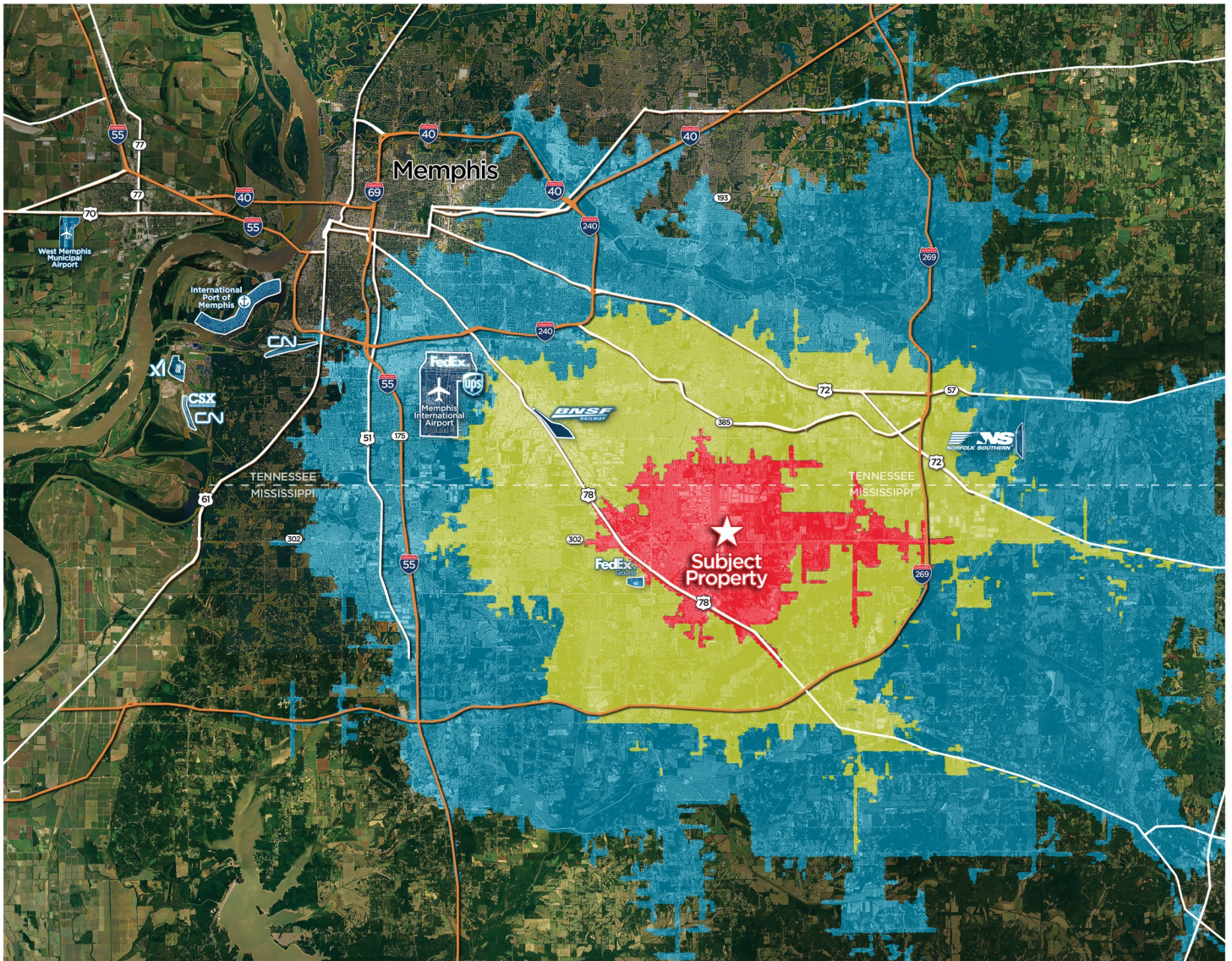
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# SITE PLAN










**411,600 SF TOTAL BUILDING**

# DRIVE TIME MAP



**Greater than 90% of the world's GDP is within 72 hours of Memphis**  
 75% of the U.S. population is within a 2 day drive (22 hours)

						
<b>22</b> MINS	<b>18</b> MINS	<b>24</b> MINS	<b>25</b> MINS	<b>22</b> MINS	<b>10</b> MINS	<b>46</b> MINS
<b>13</b> MILES	<b>10</b> MILE	<b>17</b> MILES	<b>16</b> MILES	<b>15</b> MILES	<b>6</b> MILES	<b>48</b> MILES