

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

Cross Dock

Clear Height: 36' clear

Building Depth: 420'

Automobile Parking: 90 +/- spaces

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

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

Dock High Doors – 58 (9' x 10') with vision panels;
20 equipped with electric doors, seals, levelers,
locks, and stop-and-go lights

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

Interior walls painted white

BUILDING FEATURES

Total Building 411,600 sf

Available Building 298,545 sf

Available Office 8,250 sf

Year Built 2018

Sprinkler ESFR

Lighting LED fixtures /motion sensors

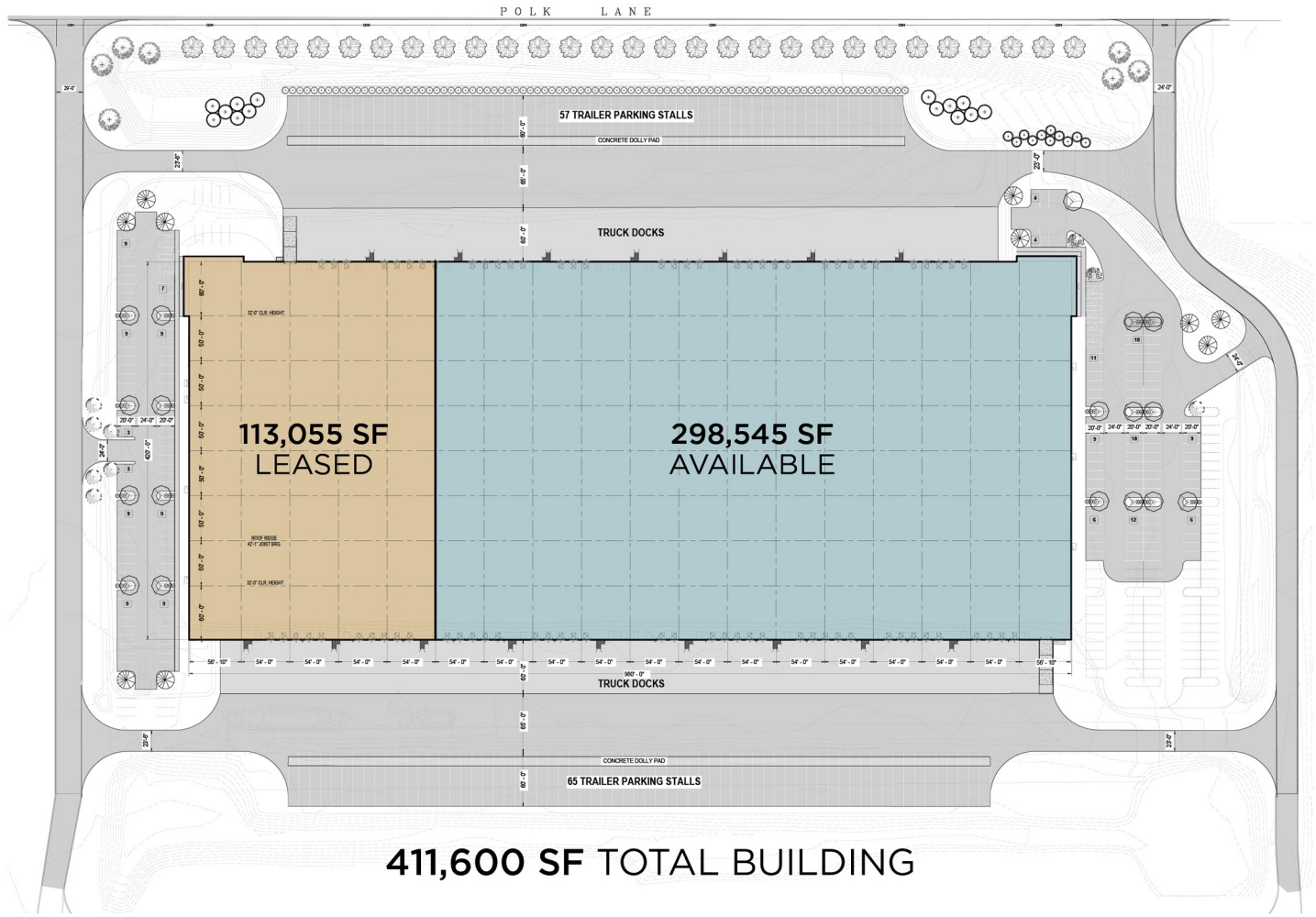
Building Depth 420'

Floor Slab 6" reinforced

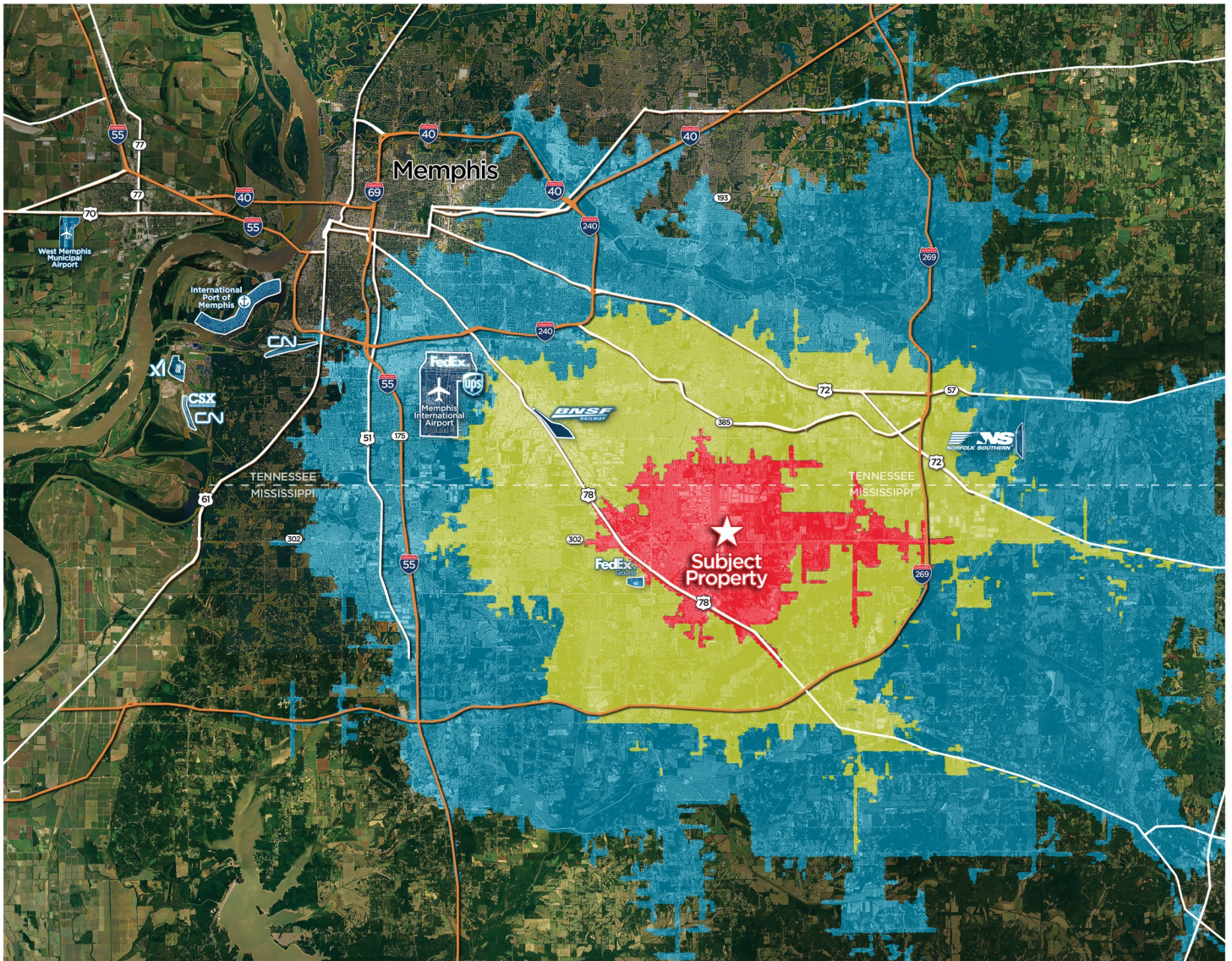
Roof System 45mm white TPO

Electrical Services 480 volt, 3-phase, 2,000 amps








SITE PLAN



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)

						
22 MINS	18 MINS	24 MINS	25 MINS	22 MINS	10 MINS	46 MINS
13 MILES	10 MILE	17 MILES	16 MILES	15 MILES	6 MILES	48 MILES