

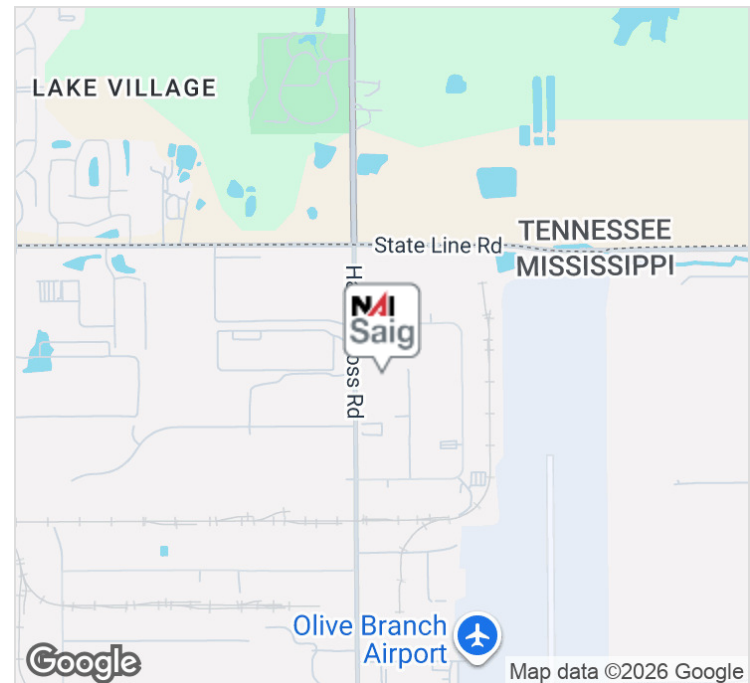


## 8950 Hacks Cross Rd

Olive Branch, Mississippi 38654

### Property Features

- 22' Clear Height
- Main Office - 3,500 SF
- Warehouse break room and training room - 2,000 SF
- Additional warehouse office - 5,400 SF
- 100% air-conditioned
- Approx. 4 acres of land for expansion or outside storage
- DeSoto County Submarket
- Minutes to Memphis International Airport
- Easy Access to 302, 385, I-240 and US-78
- Asking lease rate: \$4.50 PSF N



For more information:

**Hank Martin, SIOR**

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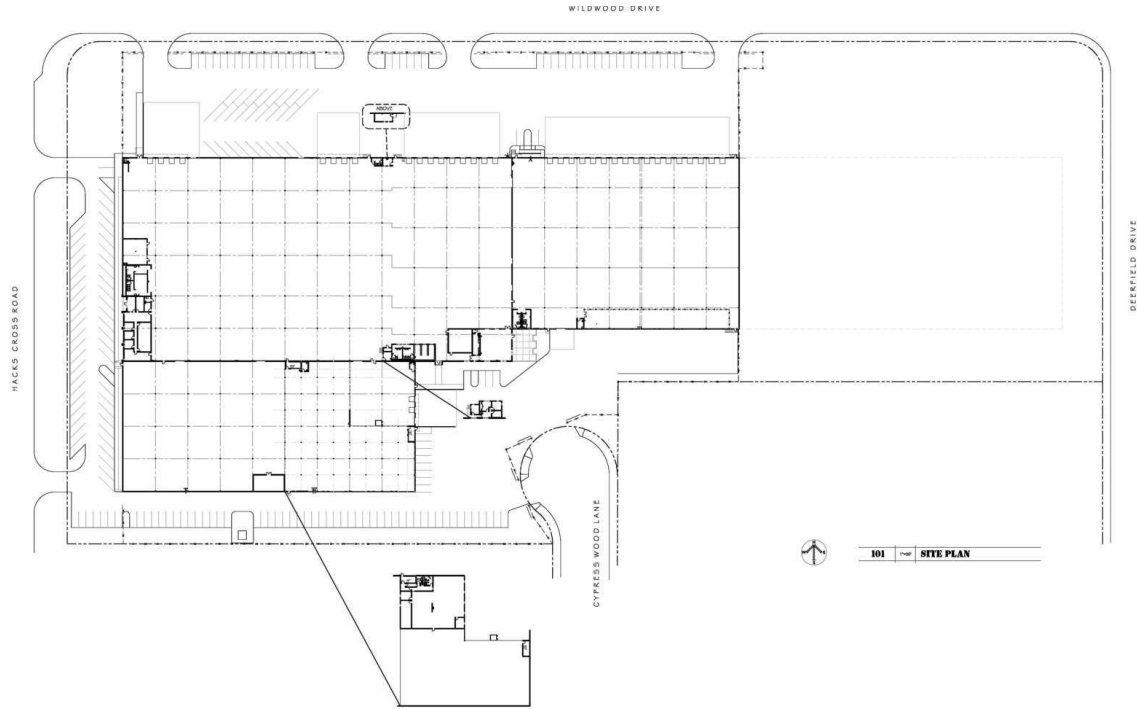
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For Lease

# Industrial



**ASBUILT**  
8950 HACKS CROSS ROAD  
Olive Branch Mississippi

REV: CA  
REV: C  
PROJ: 13  
DATE: 1/20/2010

## PROPERTY FEATURE

- T-8 Fluorescent Lights
- Column Spacing - 40' x 40' and 50' x 40'
- Sprinkler Density: .30/4,000 SF, .35/2,700 SF, and .53/2,700 SF
- 25,500 SF Mezzanine
- 37 Dock High Doors (34 with levelers)
- 1 - 12' x 14' Drive In Door
- 4,000 AMP; 480 Volt, 3-Phase Electrical Service
- Skylights
- Suspended Gas Heaters

For Lease

# Industrial



Cypress Woods Lane Entrance



Wildwood Drive Truck Court



Main Entrance



Vacant lot at Deerfield and Wildwood Drive