



HORN LAKE 55 BUSINESS CENTER

BUILDING B

Interstate Blvd, Horn Lake, Mississippi 38637

200,268 SF Available for Lease Q3 2023

CONSTRUCTION UPDATE

SITE
WORK

DONE

SLAB
POURED

DONE

WALLS
TILTED

DONE

STEEL
GOING UP

DONE

BUILDING
ENCLOSED

DONE

SPEC
IMPROVEMENTS

...

BUILDING
COMPLETE

...



CUSHMAN &
WAKEFIELD



COMMERCIAL
ADVISORS

LEASING AGENT



CORE5
INDUSTRIAL PARTNERS

DEVELOPER

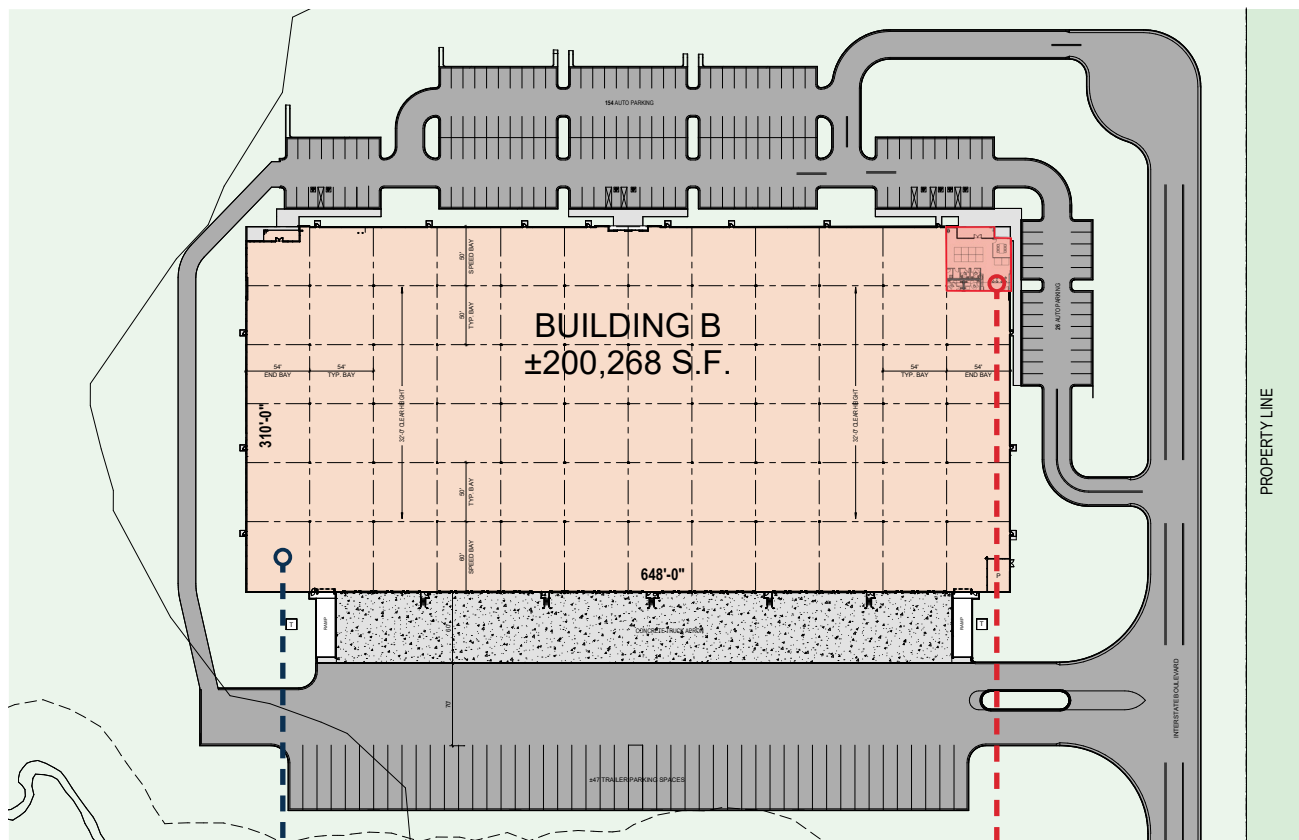
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Horn Lake 55 Business Center is located in Horn Lake, Mississippi within 1.5 miles of I-55 exits at Goodman Road (exit 289) to the north and Church Road (exit 287) to the south.

With close proximity to the Memphis International Airport and the best access to I-40, I-240 and I-269 (connecting to I-22, one of the region's major logistics corridors to Birmingham, AL), the property is ideally situated for both domestic and international business trades requiring local, regional and national distribution.



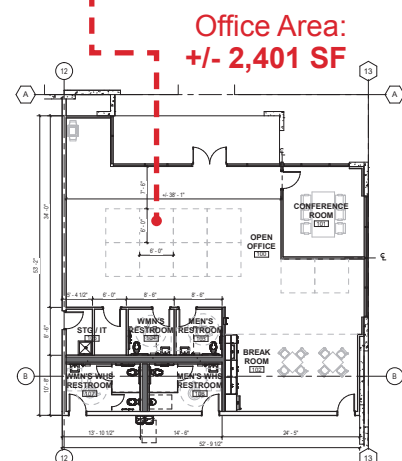
Warehouse Improvements Include:

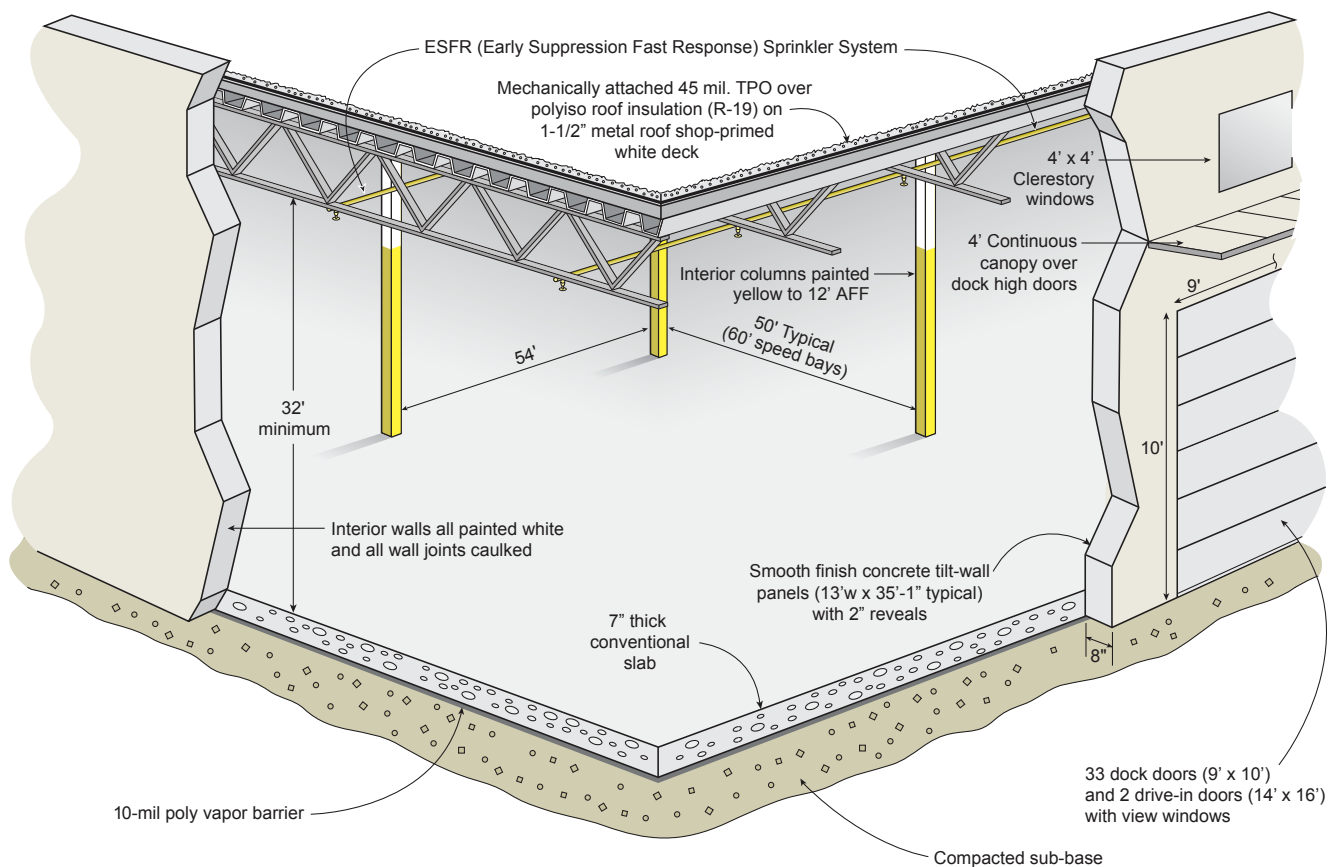
+/- 2,401 SF Office Area

LED lighting on motion sensors at 25 FC based on open plan

40,000-lb Rite Hite mechanical pit levelers every other dock door

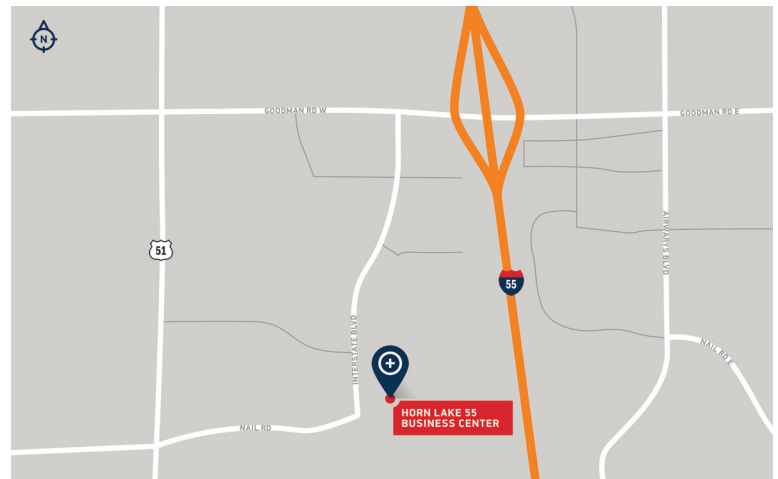
Two 1,000 amp transformers and switch gear, for a total of 2,000 amps



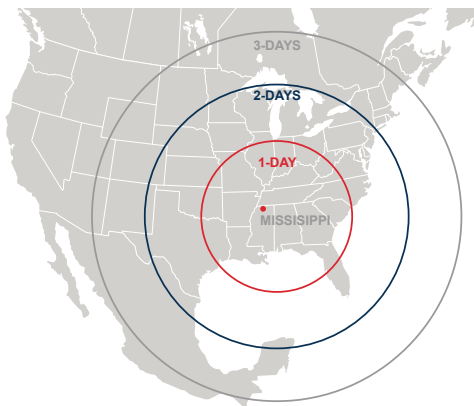


BUILDING SPECIFICATIONS

Square Footage	±200,268 SF (648' x 310')
Site Area	+/- 24.18 acres
Office Area	2,401 SF of office space
Configuration	Rear Load
Slab Thickness	7" thick, 4,000 psi conventional slab
Column Spacing	54' wide x 50' deep typical, with 60' loading bay
Clear Height	32' clear minimum
Dock High Doors	33 – 9' x 10' insulated dock high doors with 4' exterior continuous canopy
Drive-In Doors	2 – 14' x 16' ramped, drive-in doors
Truck Court Depth	185' truck court inclusive of a 60' deep concrete apron
Auto Parking	180 auto spaces
Trailer Storage	47 trailer spaces
Warehouse Improvements	LED lighting on motion sensors at 25 FC based on open plan 40,000-lb Rite Hite mechanical pit levelers on 16 dock doors (every other door) Two 1,000 amp transformers and switch gear, for a total of 2,000 amps
Sprinkler	ESFR sprinkler system with fire pump



**DAYS TRUCK
DRIVE TO/FROM
MISSISSIPPI**



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