



## JPH Development, LLC

Industrial BTS Opportunity

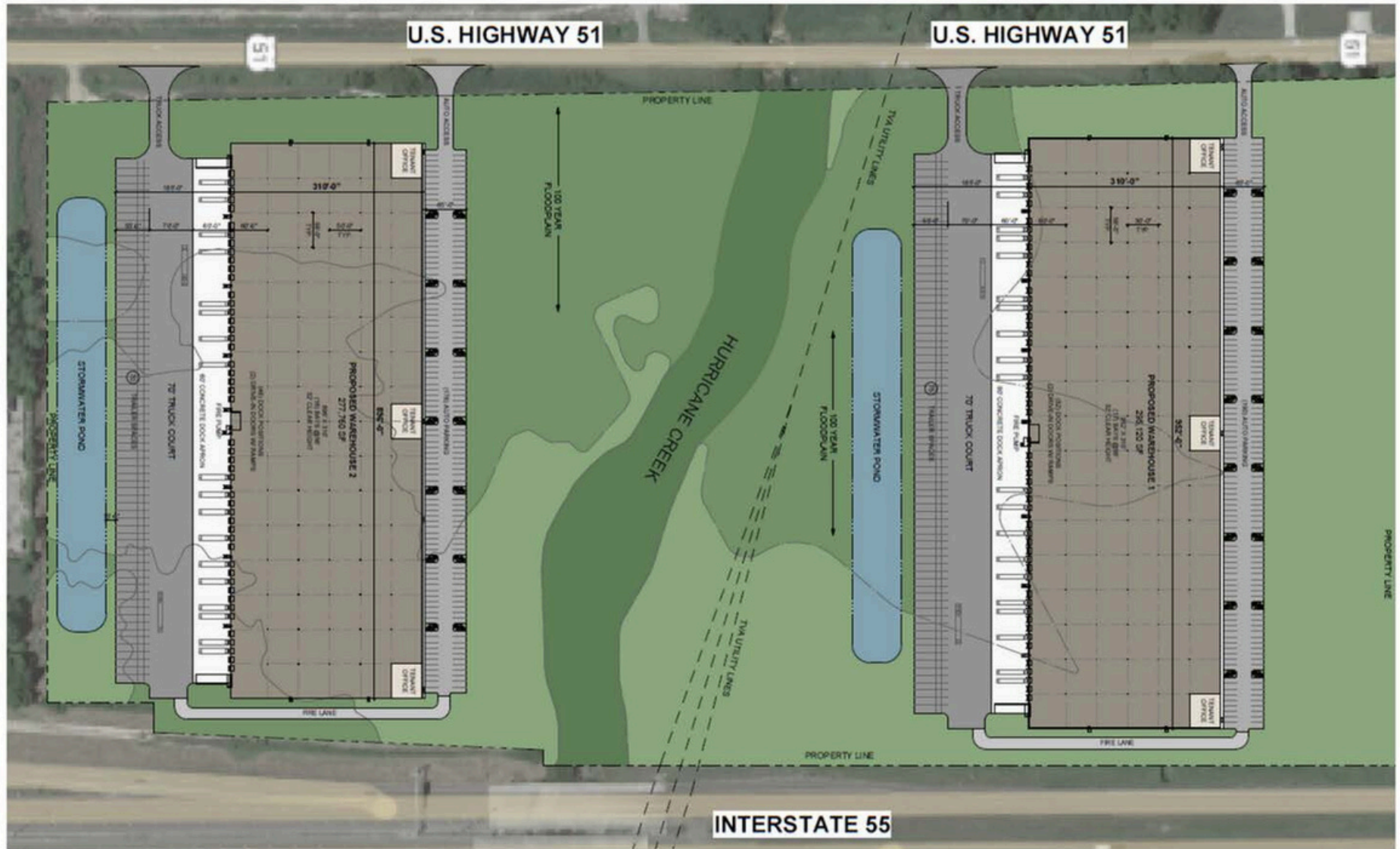
Call for Price | Inc. TI Package

50,000 - 572,880 SF Available

Hernando, MS

# Site Plan

The site is situated at the intersection of I-55 and I-269 with great interstate visibility, directly adjacent to Associated Wholesale Grocers' new, state-of-the-art automated Freezer/Cooler distribution facility.



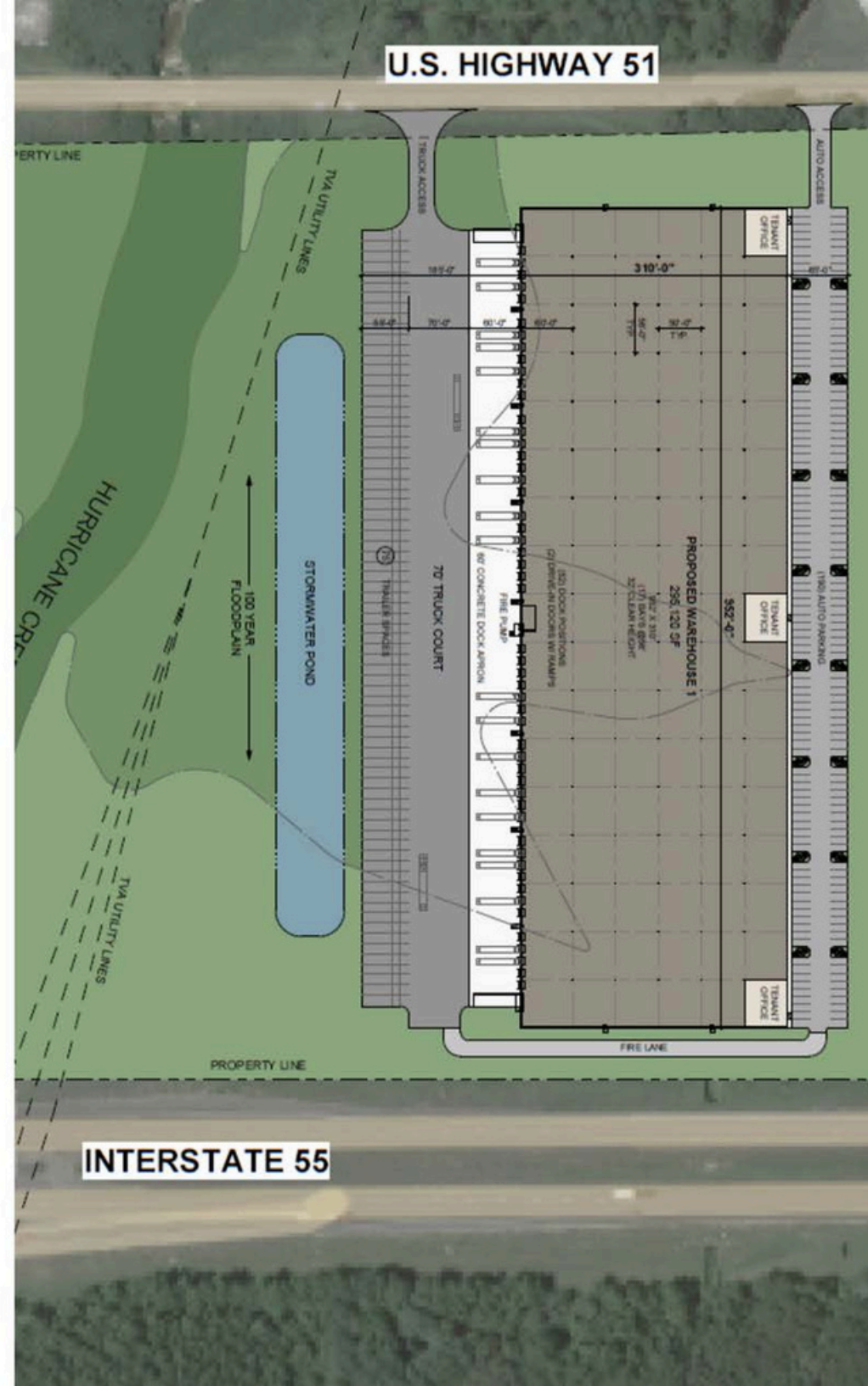
**JPH Development, LLC**



## Building 1

- Fire Protection: ESFR
- Power: To suit
- Roof: 45-mil mechanically attached white TPO membrane with a 15-year warranty
- Warehouse Lighting: LED

|                 |             |
|-----------------|-------------|
| Total SF        | 295,120 SF  |
| Office SF       | BTS         |
| Dimensions      | 952' x 310' |
| Auto Parking    | 190         |
| Trailer Parking | 75          |
| Truck Court     | 185'        |
| Bay Spacing     | 60' x 56'   |
| Clear Height    | 32'         |
| Docks           | 52          |
| Drive-In Doors  | 2           |







# Aerial Photos

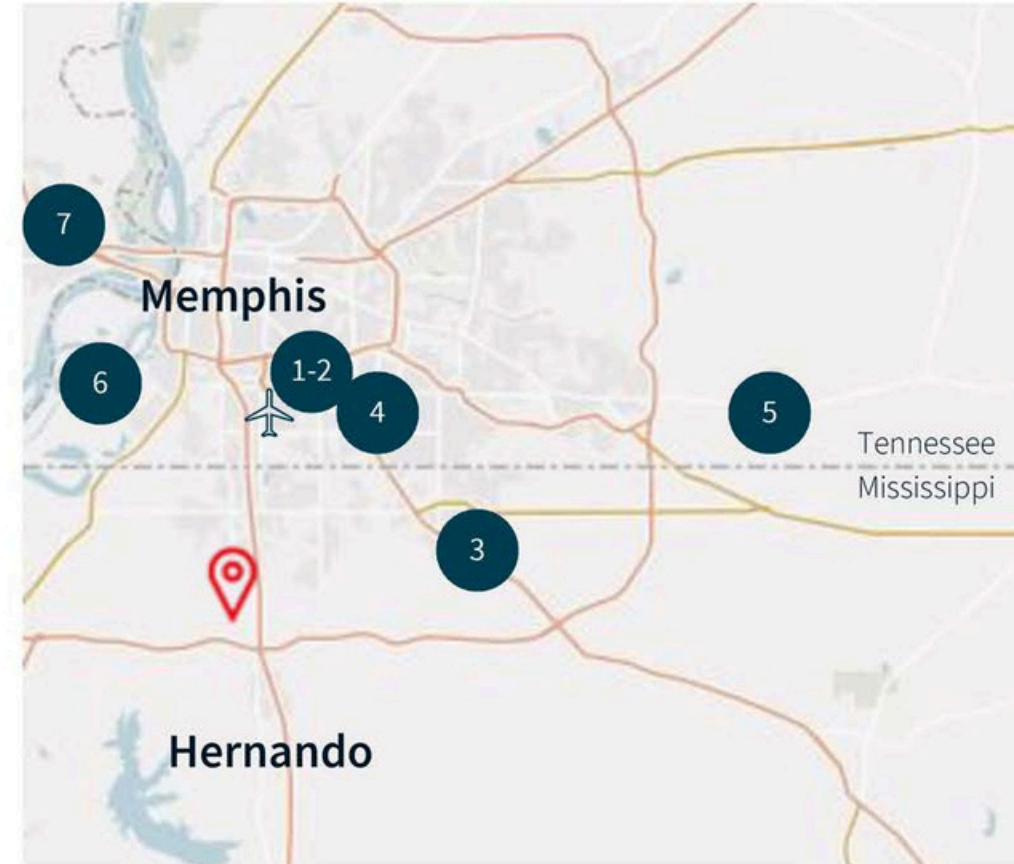


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## Drive times

|                                                                                    |                       |                     |
|------------------------------------------------------------------------------------|-----------------------|---------------------|
| 1                                                                                  | FedEx World Hub       | 25 min   17.7 miles |
| 2                                                                                  | UPS Regional Hub      | 20 min   15.3 miles |
| 3                                                                                  | FedEx Ground Desoto   | 22 min   16 miles   |
| 4                                                                                  | BNSF                  | 25 min   17.4 miles |
| 5                                                                                  | Norfolk Southern      | 33 min   31.1 miles |
| 6                                                                                  | CN/CSX                | 22 min   19.0 miles |
| 7                                                                                  | Union Pacific         | 40 min   36.2 miles |
|  | Memphis Int'l Airport | 18 min   14.4 miles |
|                                                                                    | I-55                  | 3 min   1.4 miles   |
|                                                                                    | I-240                 | 15 min   15.1 miles |
|                                                                                    | I-40                  | 23 min   21.8 miles |
|                                                                                    | I-269                 | 5 min   3.5 miles   |



## Truck transit times



# **JPH Development, LLC**

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