

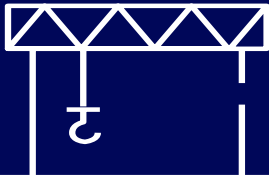
For Lease

2785 McCracken Road Hernando, MS 38632

363,844[±] SF



Crane Served



Heavy Power

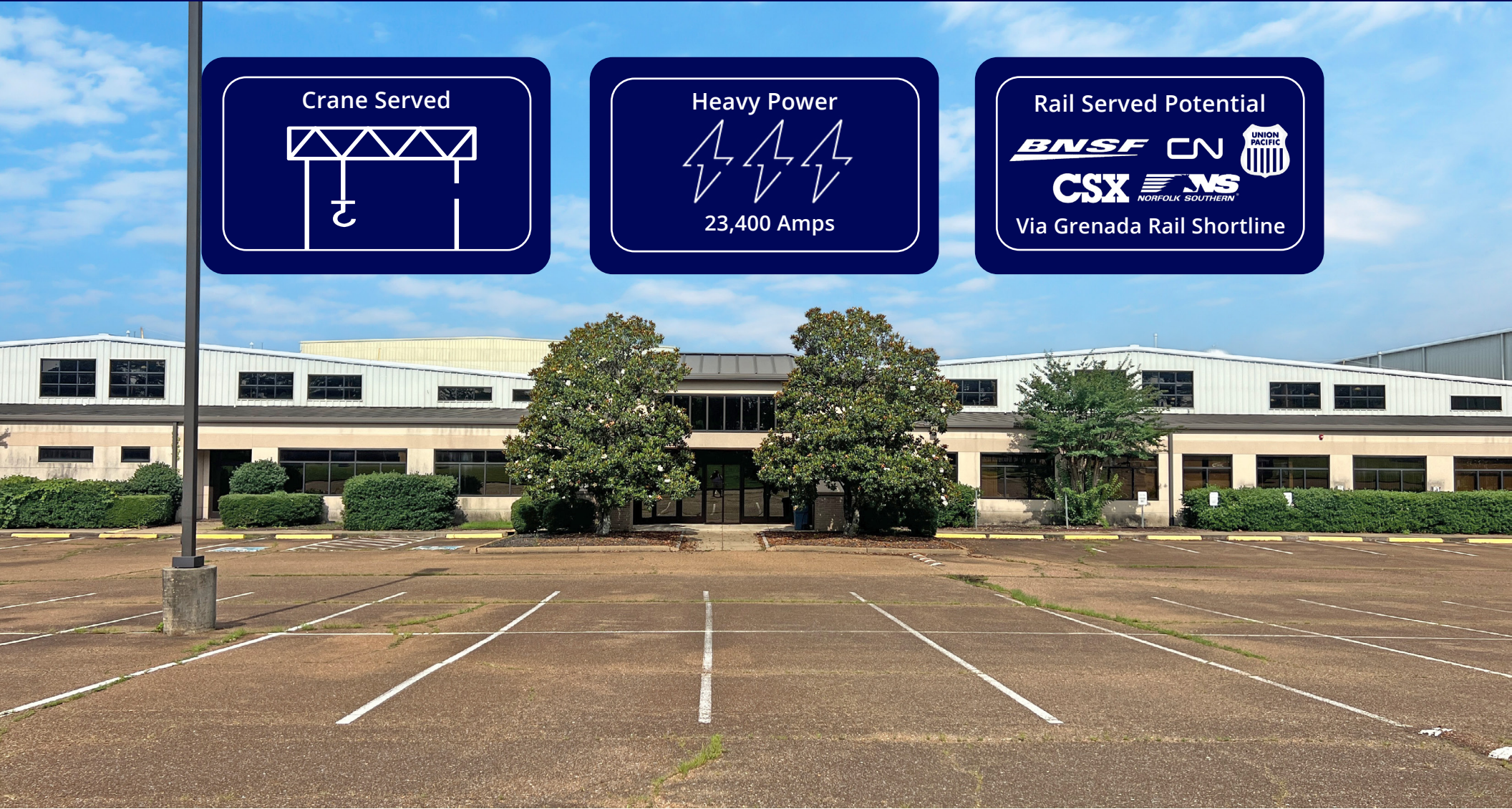


23,400 Amps

Rail Served Potential



Via Grenada Rail Shortline



CRANES



RAIL POTENTIAL



PROPERTY SPECS

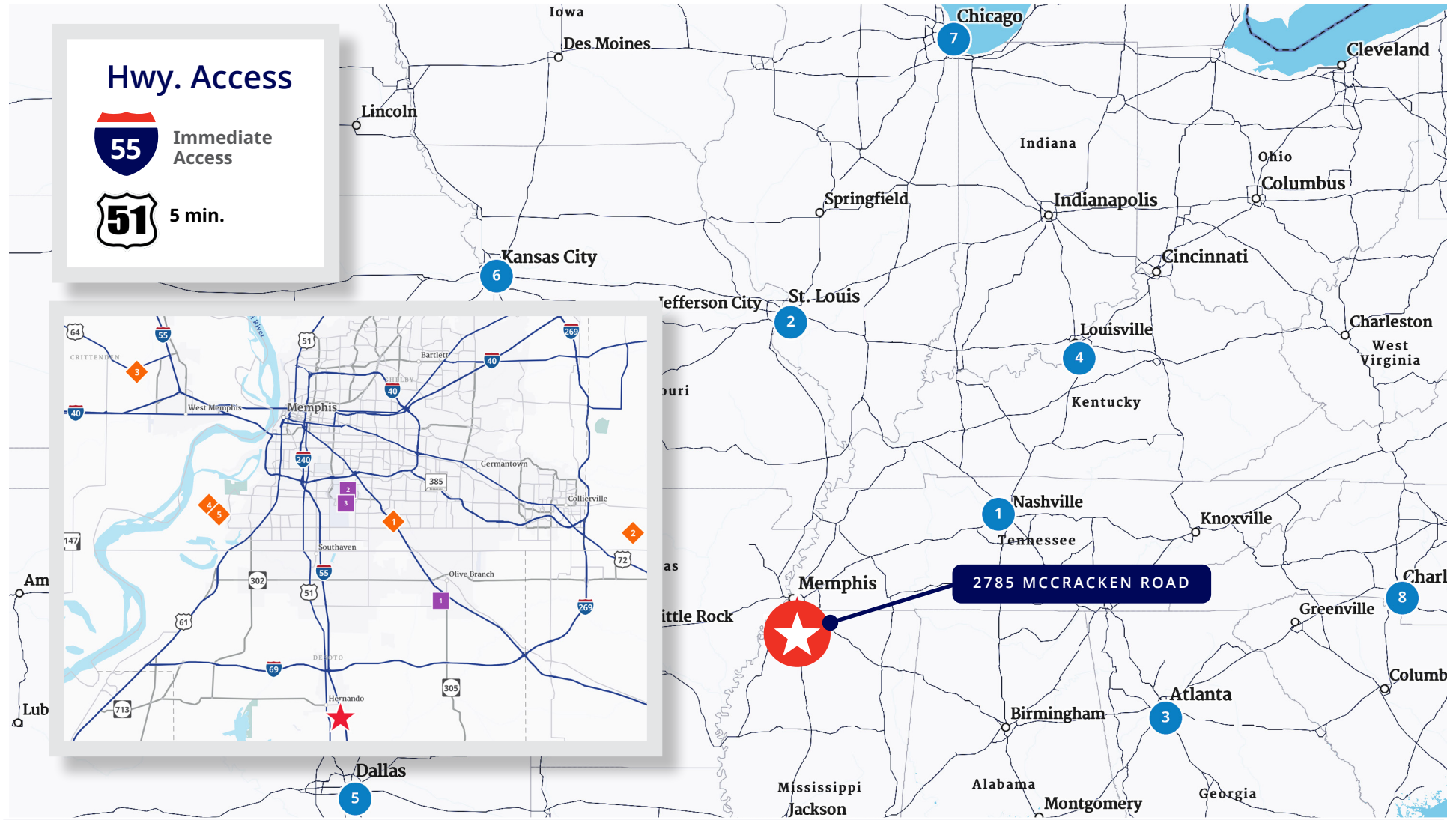
| | |
|------------------------------------|---|
| Site Size | 28.63± AC |
| Zoned | M2 (Heavy Industrial) |
| Submarket | DeSoto County |
| Total Building Size | 363,844± SF |
| Warehouse Size | 350,000± SF |
| Office Size | 13,844± SF |
| Interior Dock Doors | 12 (with levelers) |
| Exterior Dock Doors | 3 |
| Grade Doors | 9 (16'x14') |
| Clear Height | 18' - 50' |
| Sprinklers | Wet |
| Electricity: | 23,400 amps 3ph 480V available |
| Fence | Yes |
| Access | Controlled via ground house, truck scale on site |
| Planned 2025 Property Improvements | Roof restoration New paint New LEDs Refurbished Office Repaving of the parking lot |
| Crane | One (1) – 20 Ton Remote Controlled Gantry Crane |
| Rail | Rail-spur can be added by Grenada Rail, a short-line operator connecting to CN, CSX, UP, BNSF, and NS |



POWER FEATURES

| | |
|--------------------|--------------------------------|
| Electricity: | 23,400 amps 3ph 480V available |
| 5,000 Amp Service | 1 Service |
| 4,000 Amp Services | 4 Service |
| 1,200 Amp Services | 2 Service |





Drive Time Estimates



To Shipping Facilities

- 1 FedEx Ground - 22 min.
- 2 FedEx World Hub - 29 min.
- 3 UPS Ground Hub - 22 min.



Drive Times to Major Cities

- 1 Nashville, TN - 3hr. 25min.
- 2 St. Louis, MO - 4hr. 27min.
- 3 Atlanta, GA - 5hr. 21min.
- 4 Louisville, KY - 6hr. 3min.
- 5 Dallas, TX - 6hr. 54min.
- 6 Kansas City, MO - 7hr. 38min.
- 7 Chicago, IL - 8hr. 9min.
- 8 Charlotte, NC - 10hr. 9min.

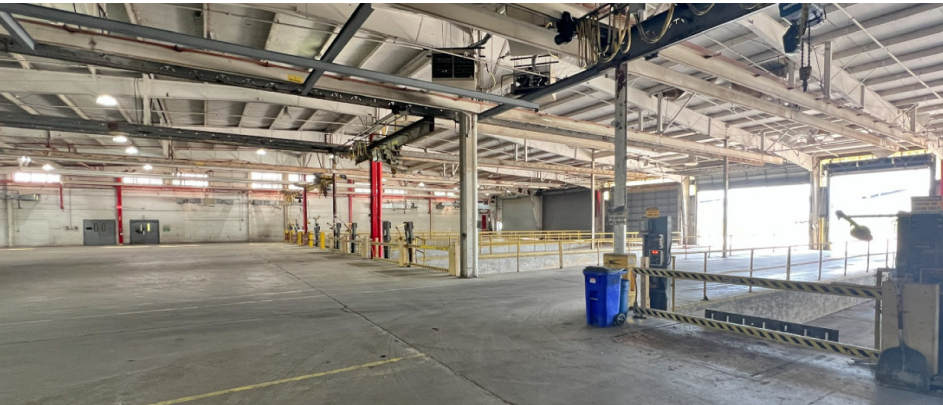
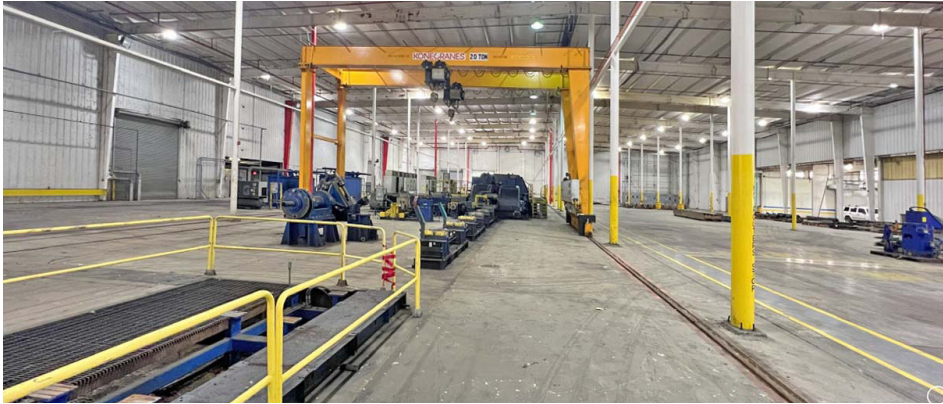


Drive Times to Intermodals

- 1 BNSF - 33min.
- 2 NS - 37min.
- 3 UP - 44min.
- 4 CN - 31min.
- 5 CSX - 31min.









Our Mission

Maximize the potential of property to accelerate the success
of our clients and our people.

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2785 MCCRACKEN ROAD | OFFERING MEMORANDUM

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