

# OLIVE BRANCH LOGISTICS CENTER BUILDING B

LAND/  
BUILD TO SUIT  
SITE

45 ACRES AVAILABLE | up to 734,160 SF

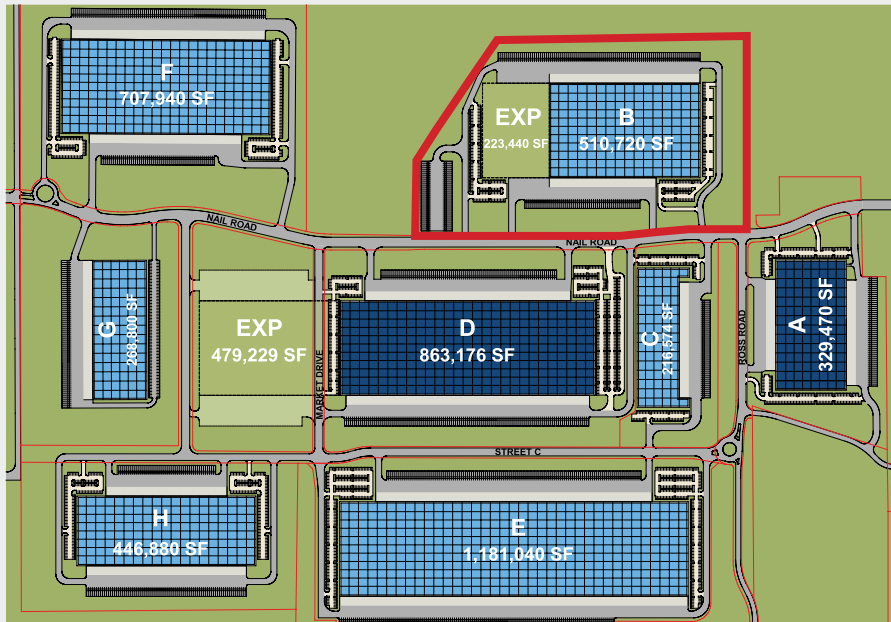
[Nail Road, Olive Branch, MS 38654](#)



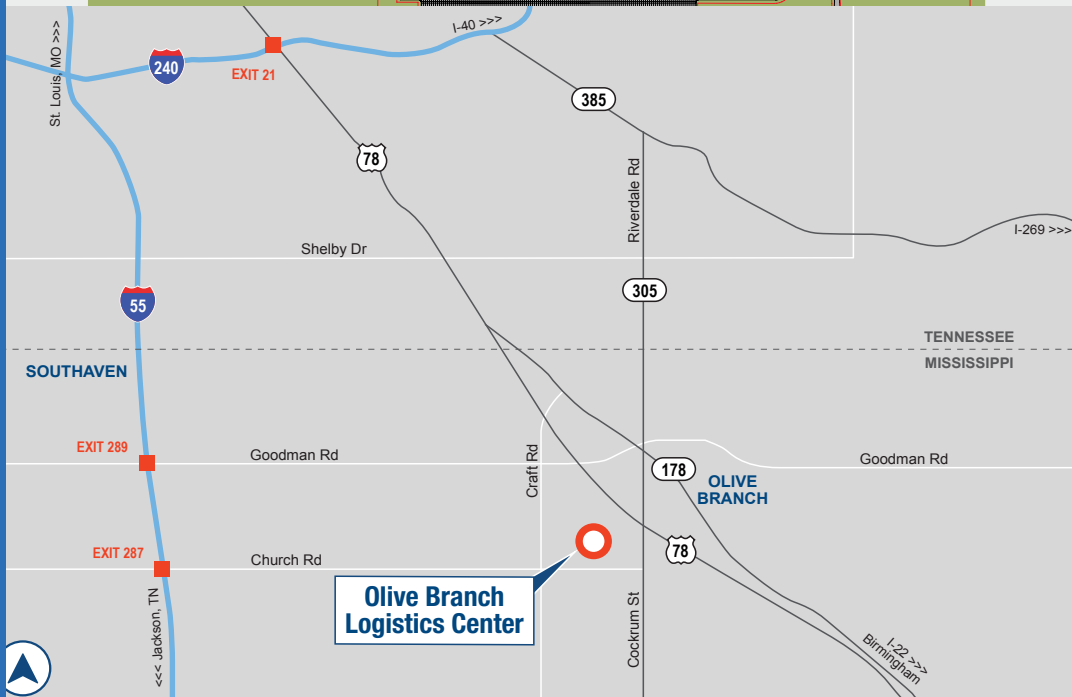
- 12 miles from Memphis International Airport
- 8 miles from Interstate 55
- Located next to FedEx Ground Hub

 **IDI Logistics**  
**CBRE**

# PARK INFORMATION



Olive Branch Logistics Center is a master-planned park in Olive Branch, MS. The park is located 12 miles from Memphis International Airport, and 8 miles from Interstate 55. This park can accommodate up to 3,314,850 SF of Class A industrial space.



## DRIVING DISTANCES

### METRO AREAS

Memphis .....	10 miles
Little Rock.....	160 miles
Huntsville .....	190 miles
Jackson.....	200 miles
Nashville.....	220 miles

### MAJOR ROADS

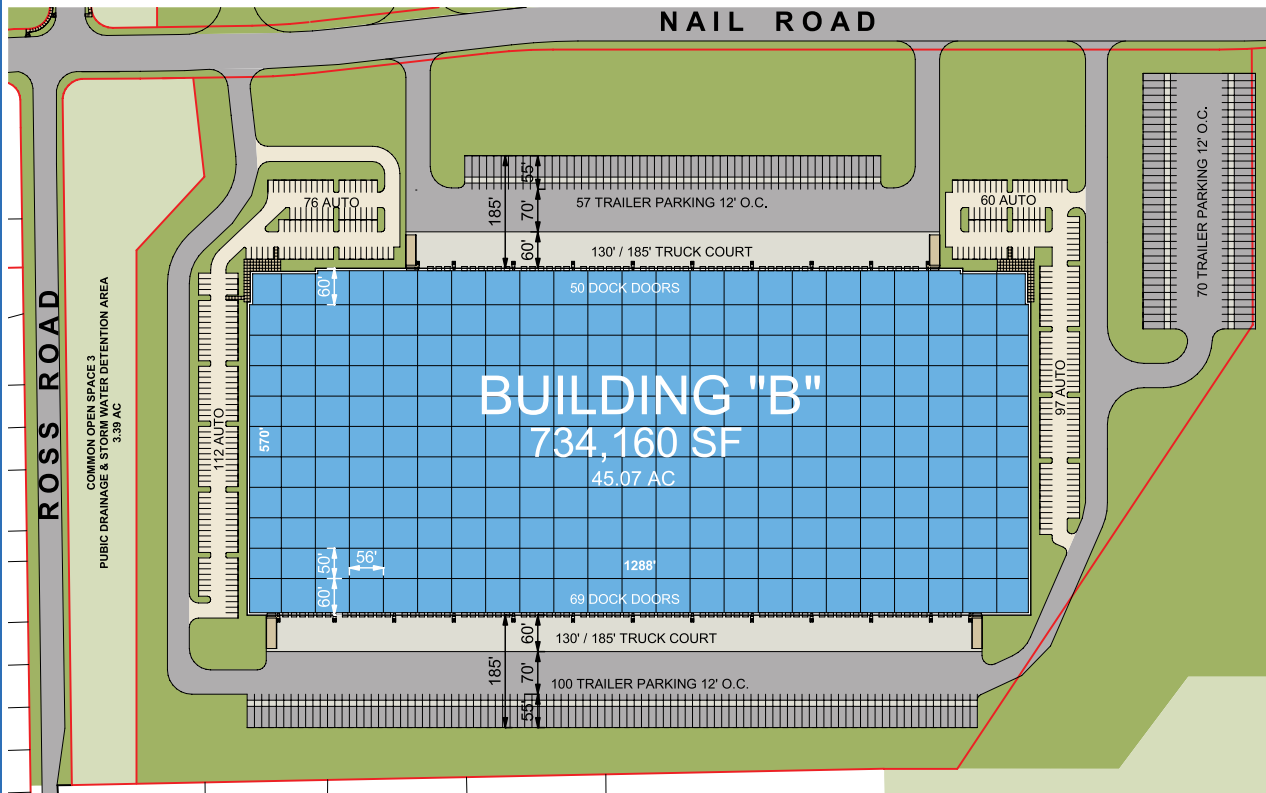
I-22/Route 78 .....	3 miles
I-269 .....	8 miles
I-55 .....	8 miles
I-40 .....	20 miles

### POINTS OF INTEREST

Memphis International Airport	12 miles
FedEx World Hub .....	15 miles
Union Pacific Intermodal.....	22 miles

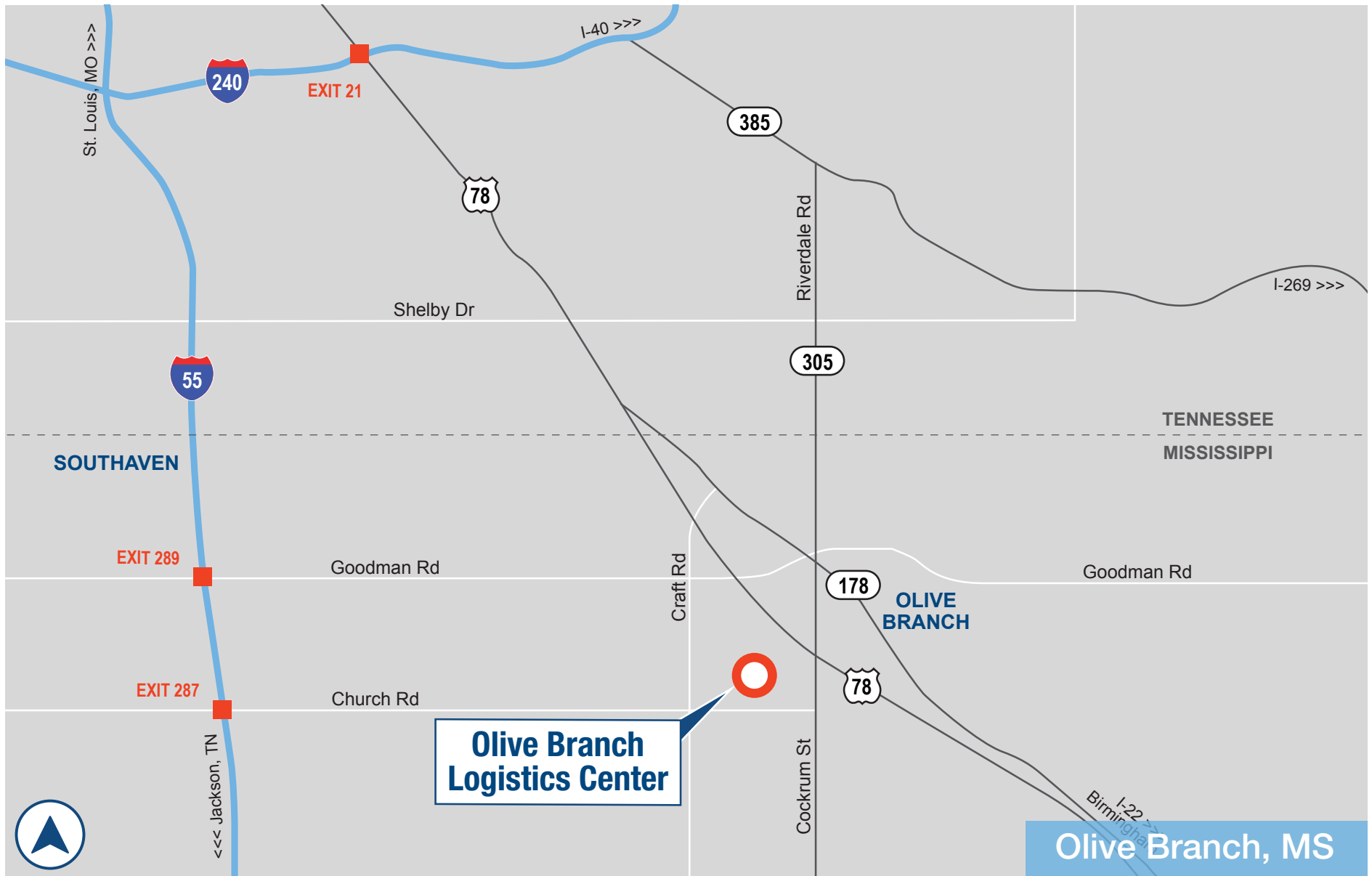
# AVAILABLE SPACE

734,160 SQUARE FEET

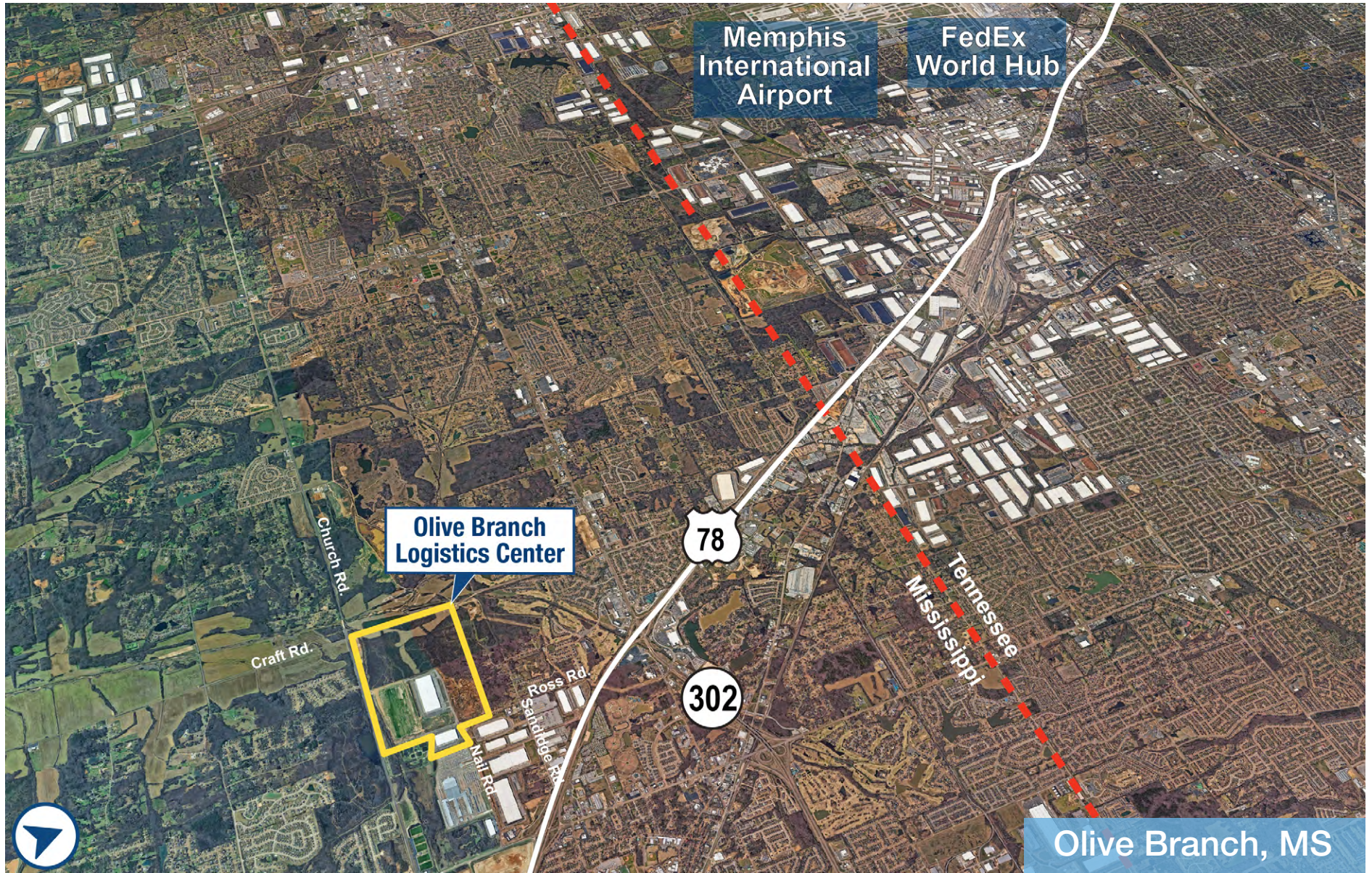


TOTAL BUILDING:	734,160 SF
LOT SIZE:	45.07 acres
OFFICE SPACE:	BTS
CLEAR HEIGHT:	36'
DOCK DOORS:	119 (9' x 10')
DRIVE-IN DOORS:	2 (14' x 16')
TRUCK COURT:	130' / 185'
AUTO PARKING:	345 spaces
TRAILER PARKING:	227 stalls
WALL CONSTRUCTION:	Concrete tilt-wall
COLUMN SPACING:	56' x 50'
LOADING BAY SIZE:	56' x 60'
CONFIGURATION:	Cross-dock
ROOF SYSTEM:	60 mil TPO with R-19 Rated Insulation
FLOOR SLAB:	Ductilcrete™ System
FIRE SPRINKLER:	ESFR
TAX ABATEMENTS: Available for Real Property, Personal Property, Freeport Warehouse Exemption and the Potential Foreign Trade Zone Designation	
STRONG, DIVERSIFIED WORKFORCE NEARBY	
LOCATED NEXT TO FEDEX GROUND HUB	

# PARK LOCATION



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## CBRE

CBRE builds real estate solutions of the future to help our clients, professionals and business partners realize their potential. From instilling confidence in today's decisions to re-imagining tomorrow's spaces, we thrive in complex and ever-changing environments.

For more information, or to set up a tour, please contact:

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## IDI Logistics

IDI Logistics is a leading developer and manager of logistics real estate in the U.S. Our fully-integrated logistics platform has a long track record of speculative development, build-to-suits and value-add acquisitions.

We are dedicated to serving our customers with exceptional quality and service.

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