

RESEARCH TRADE CENTER

LAND/
BUILD TO SUIT
SITE

30 ACRES AVAILABLE | up to 520,800 SF

Research Drive & Pepper Drive (Future)
Southaven, MS 38672



- Adjacent to I-55
- 12 miles from Memphis International Airport
- Ideal site for local, regional, national, and global distribution

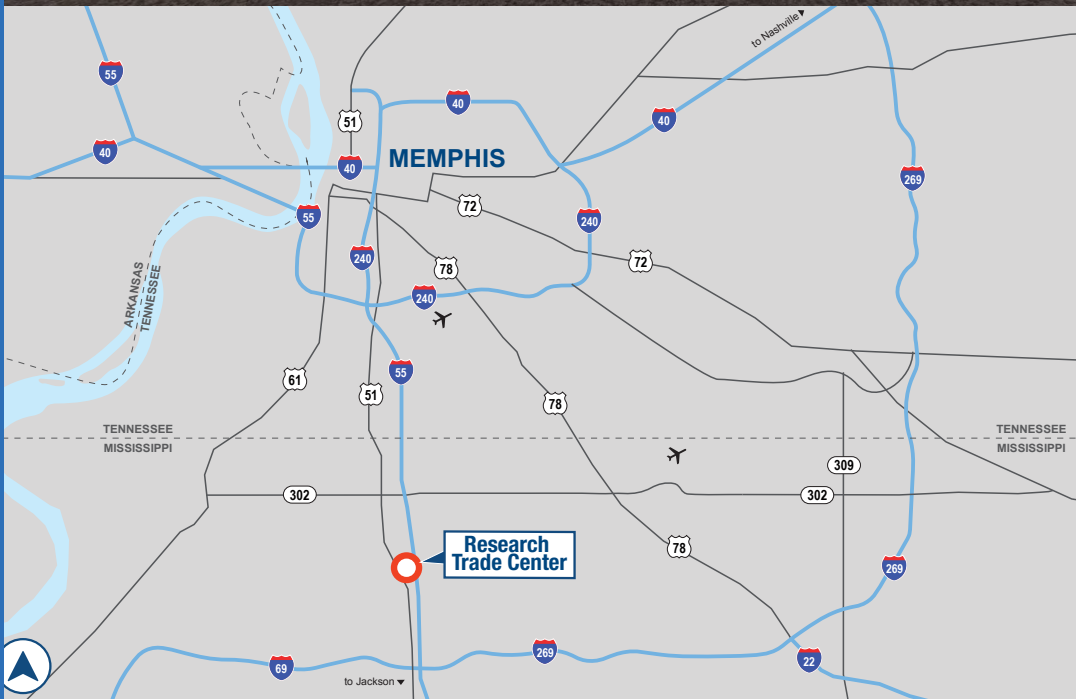
 **IDI Logistics**



SITE INFORMATION



Research Trade Center is a brand new Class A distribution center in Southaven, MS. The building will be located adjacent to I-55 and only 12 miles from Memphis International Airport. This is an ideal site for local, regional, national and global distribution. We are pursuing LEED® Certification for Research Trade Center.



DRIVING DISTANCES

METRO AREAS

Memphis	20 miles
Little Rock.....	157 miles
Huntsville	212 miles
Jackson, MS	192 miles
Nashville.....	225 miles

MAJOR ROADS

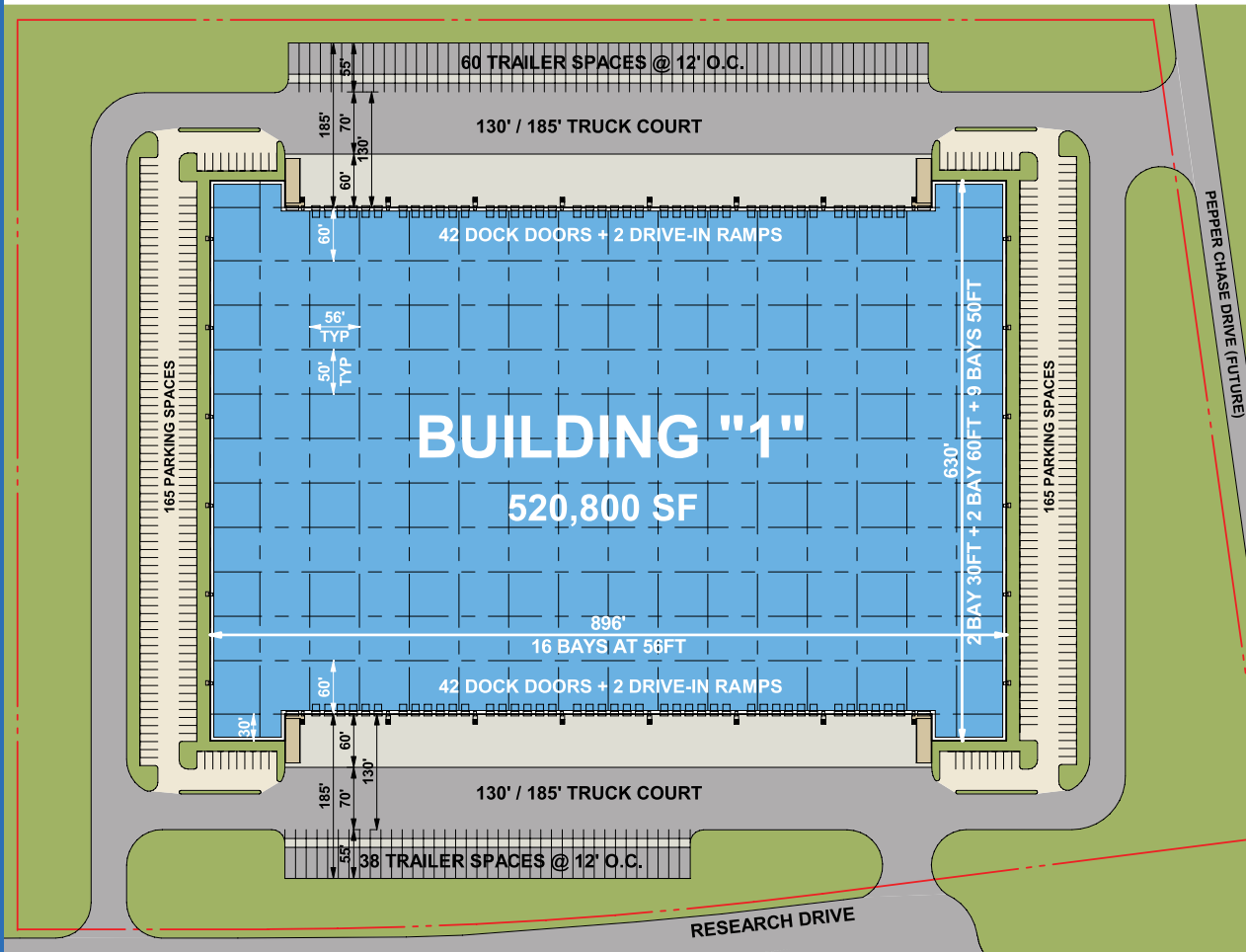
I-55	2 miles
I-22/Route 78	3.5 miles
I-69/I-269	4.5 miles
I-240	13 miles
I-22	20 miles

POINTS OF INTEREST

Memphis Int'l Airport.....	12 miles
FedEx World Hub	17 miles
Union Pacific Intermodal.....	34 miles

AVAILABLE SPACE

520,800 SQUARE FEET



TOTAL BUILDING:	520,800 SF
LOT SIZE:	30.68 acres
OFFICE SPACE:	BTS
CLEAR HEIGHT:	40'
DOCK DOORS:	84 (9' x 10')
DRIVE-IN DOORS:	4 (14' x 16')
TRUCK COURT:	130' / 185'
AUTO PARKING:	330 spaces
TRAILER PARKING:	96 stalls
WALL CONSTRUCTION:	Concrete tilt-wall
COLUMN SPACING:	56' x 50'
LOADING BAY SIZE:	56' x 60'
CONFIGURATION:	Cross-dock
FLOOR SLAB:	Ductilcrete™ System
FIRE SPRINKLER:	ESFR

BUILDING LOCATION



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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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