

Metro Industrial Park

Alexander & DeSoto Rd.
Olive Branch, MS 38654

**Multiple Build-To-Suit options
ranging from 220,320 - 867,080 SF
on 64.88 acres with potential for
rail access.**

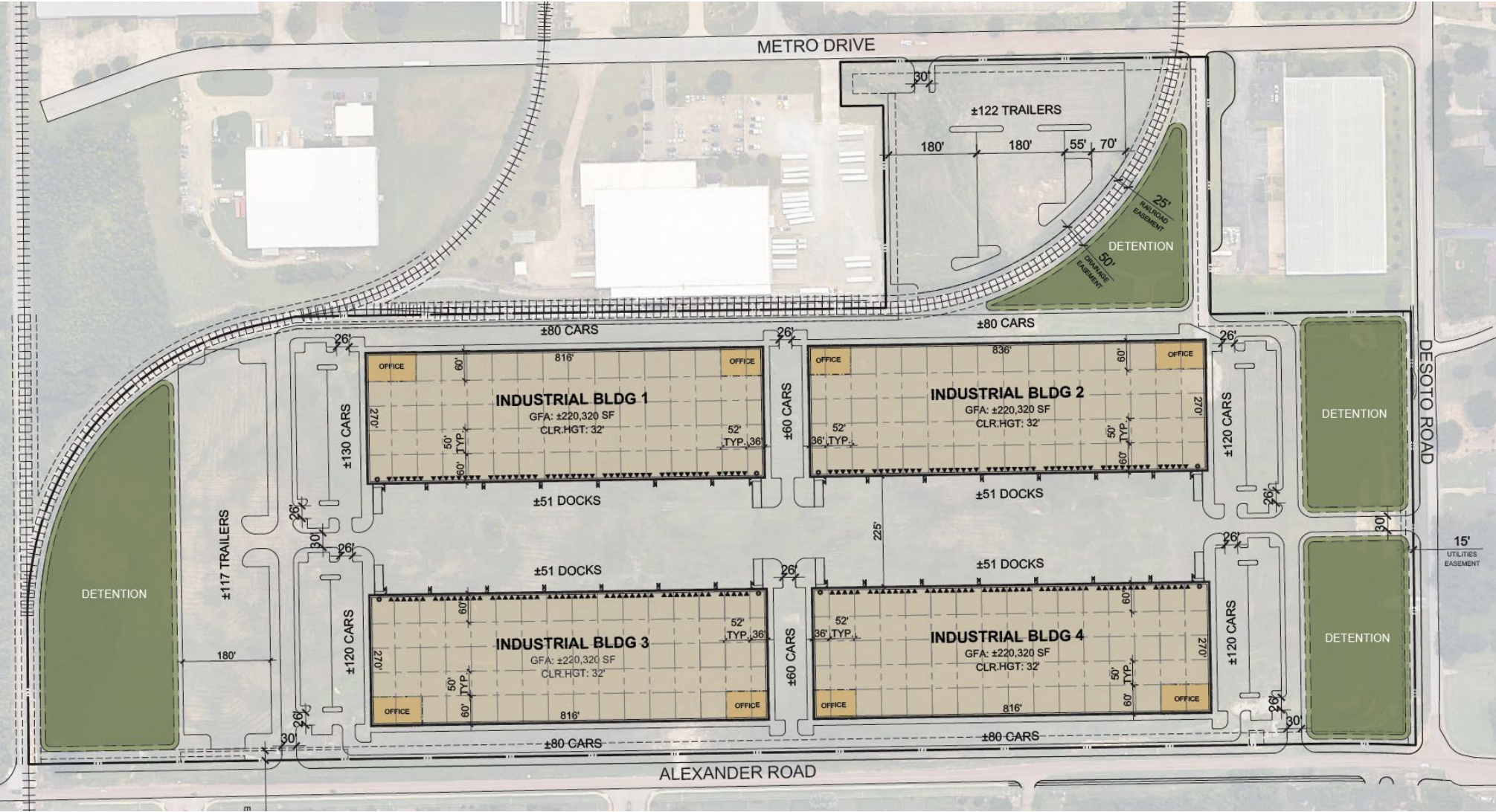


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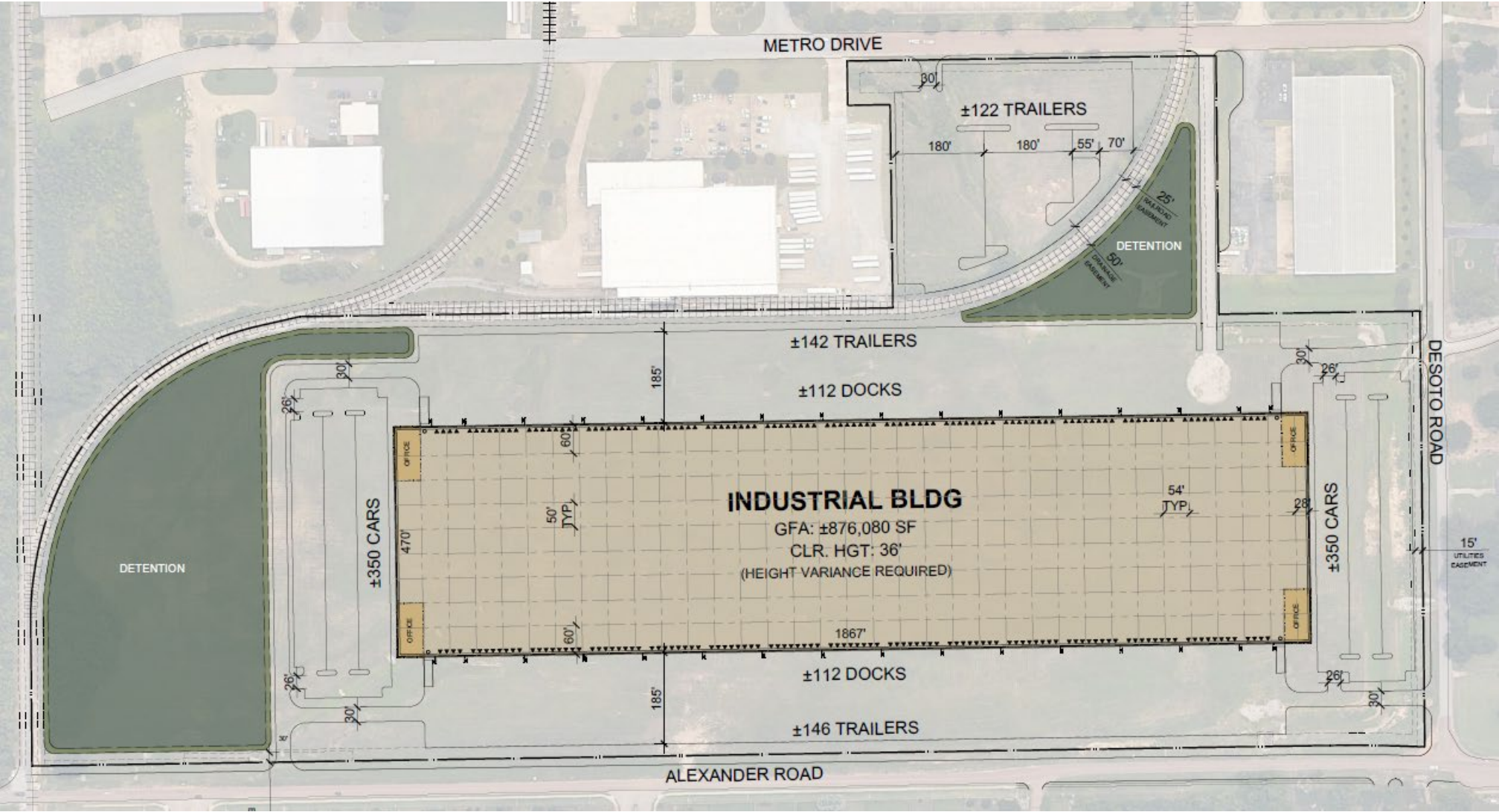


Site Plan – 4 Building Option



Building size	220,320-867,080 SF	Office s.f.	BTS	Dock doors	Up to 204
Zoning	M-2 (Heavy Industrial)	Column spacing	50' x 52' (60' speed bays)	Grade level doors	Up to 8
Parcel size	64.88 acres	Clear height	32'	Auto parking	Up to 930
Building dimensions	816' x 270'	Fire suppression	ESFR	Trailer parking	Up to 239

Site Plan – 1 Building Option



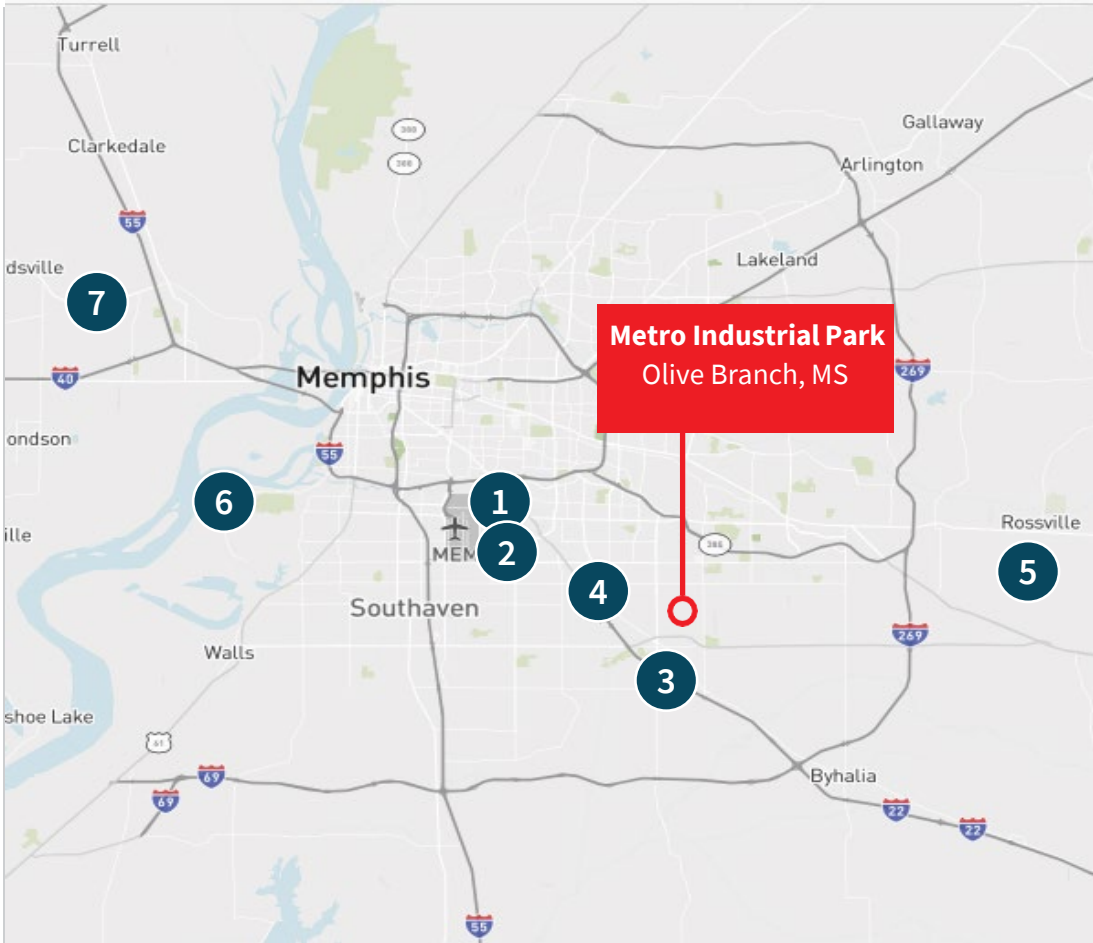
Building size	Up to 867,080 SF	Office s.f.	BTS	Dock doors	224
Zoning	M-2 (Heavy Industrial)	Column spacing	50' x 54' (60' speed bays)	Grade level doors	4
Parcel size	64.88 acres	Clear height	36'	Auto parking	700
Building dimensions	1,867' x 470'	Fire suppression	ESFR	Trailer parking	410

Aerial map



Drive times

Hubs		
1	FedEx World Hub	27 min 13.7 miles
2	UPS Regional Hub	25 min 13.0 miles
3	FedEx Ground DeSoto	9 min 4.1 miles
Intermodals		
4	BNSF	19 min 8.3 miles
5	Norfolk Southern	27 min 17.5 miles
6	CN/CSX	33 min 22.6 miles
7	Union Pacific	51 min 40.4 miles
Airport		
	Memphis International Airport	25 min 13.9 miles
Interstates/Highways		
	MS-302	2 min 0.8 miles
	Hwy 78	6 min 3.1 miles
	TN-385	11 min 4.8 miles
	I-55	23 min 11.3 miles
	I-40	25 min 15.4 miles
	I-269	15 min 10.6 miles
	I-22	14 min 9.6 miles



Truck transit times



Contact



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