



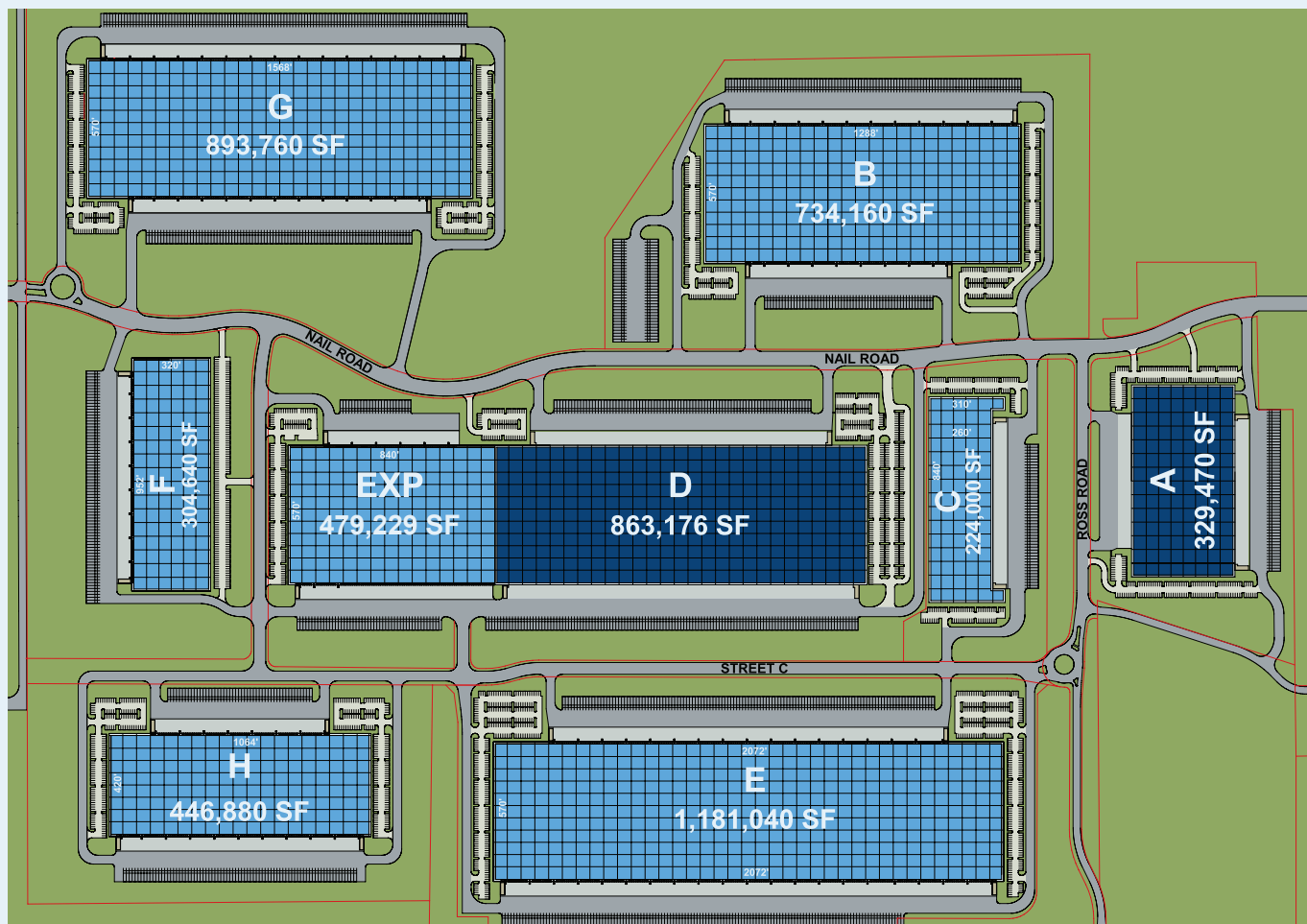
OLIVE BRANCH LOGISTICS CENTER

Building D | 863,176 SF - 1,342,405 SF

7700 Nail Road, Olive Branch, MS 38654

www.idilogistics.com

 **IDI Logistics**



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.



ABOUT 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.



863,176 available square feet

TOTAL OFFICE AREA: 41,791 SF

MAIN OFFICE: 32,296 SF

SHIPPING/RECEIVING
& SATELLITE OFFICES: 9,435 SF

CLEAR HEIGHT: 40'

EXPANDABLE: UP TO 1,342,405 SF



Class A Distribution, Warehouse and Manufacturing Space

DOCK DOORS: 164 (84 full equipped)

DRIVE-IN DOORS: 4

TRUCK COURTS: 130' / 185'

AUTO PARKING: 574 spaces

TRAILER PARKING: 205 spaces

WALL CONSTRUCTION: Concrete tilt-wall

COLUMN SPACING: 56' x 50'

LOADING BAY SIZE: 56' x 60'

CONFIGURATION: Cross-dock

FLOOR SLAB: Ductilcrete™ System

POWER: 8,600 amps

FIRE SPRINKLER: ESFR

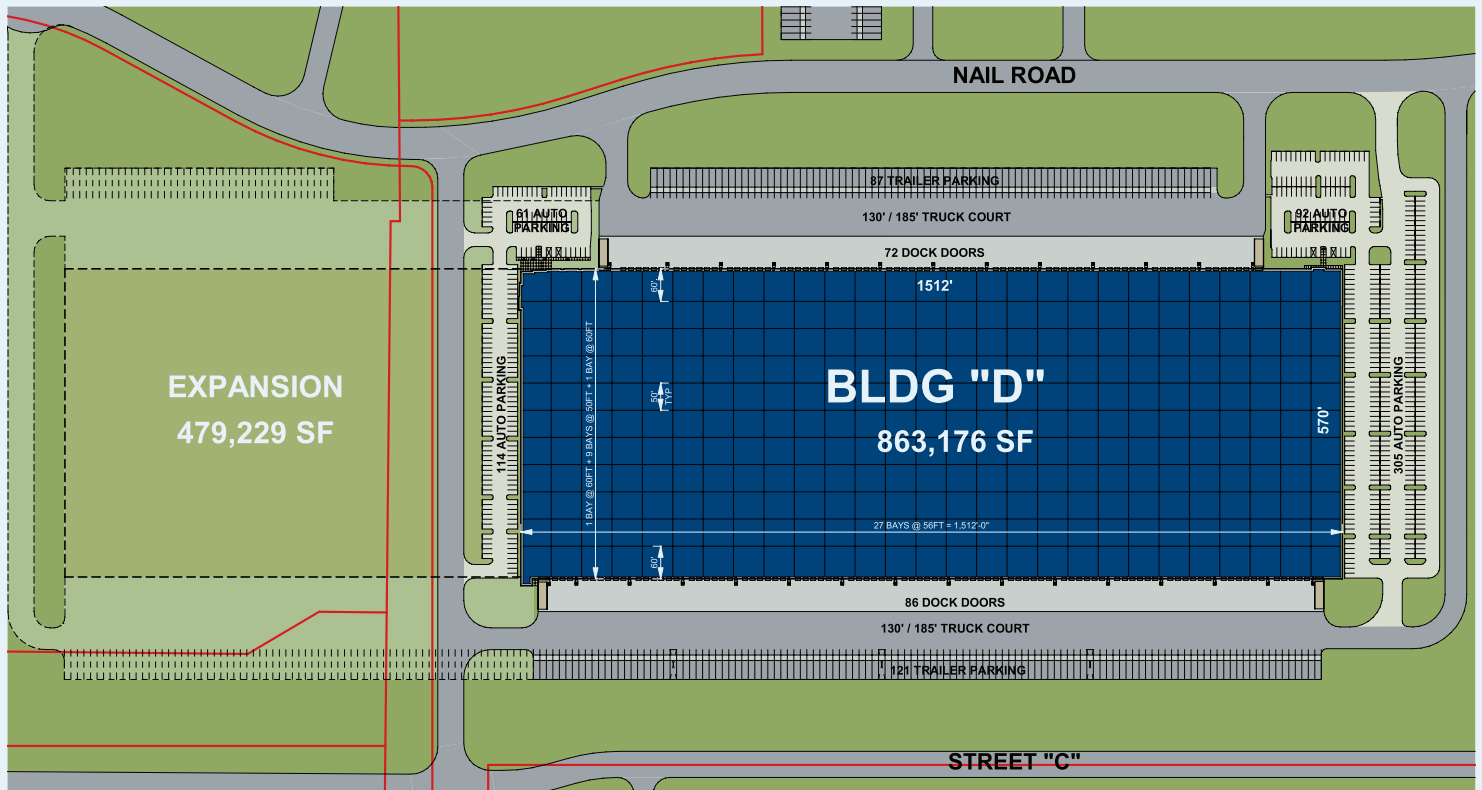
ROOF SYSTEM: 60 mil TPO with R-19 Rated Insulation

TAX ABATEMENTS: Available for Real Property, Personal Property, Freeport Warehouse Exemption and Potential Foreign Trade Zone Designation

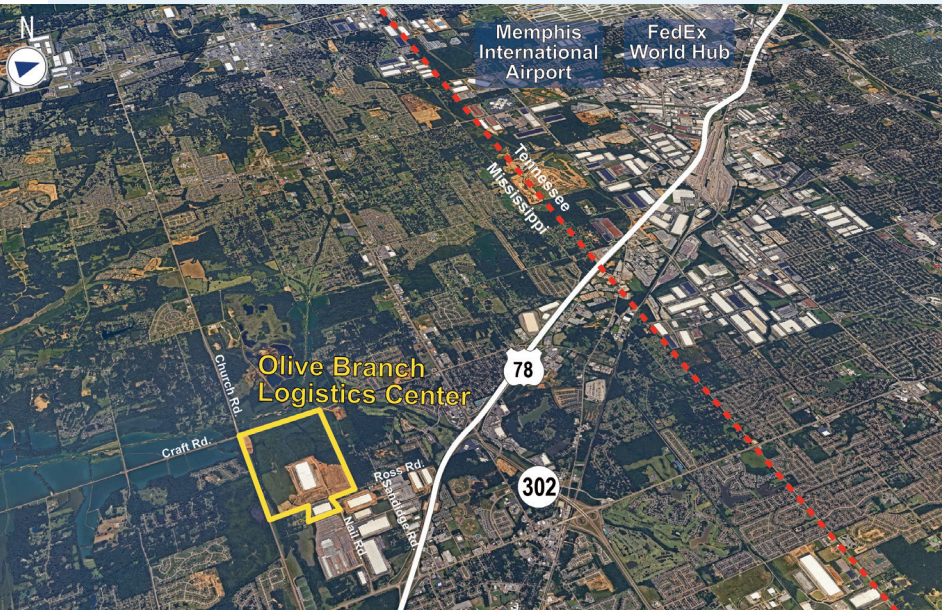
PROPERTY IS FULLY FENCED & GATED

STRONG, DIVERSIFIED WORKFORCE NEARBY

LOCATED NEXT TO FEDEX GROUND HUB



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 Int'l Airport.....	12 miles
FedEx World Hub	15 miles
Union Pacific Intermodal.....	22 miles



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



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