



EQT | EXETER



Polk Lane Industrial Park

Olive Branch, MS

Building Size: 1,019,959 SF | 1,019,959 SF of Industrial Space Available

VISIT EQTEXETER.COM

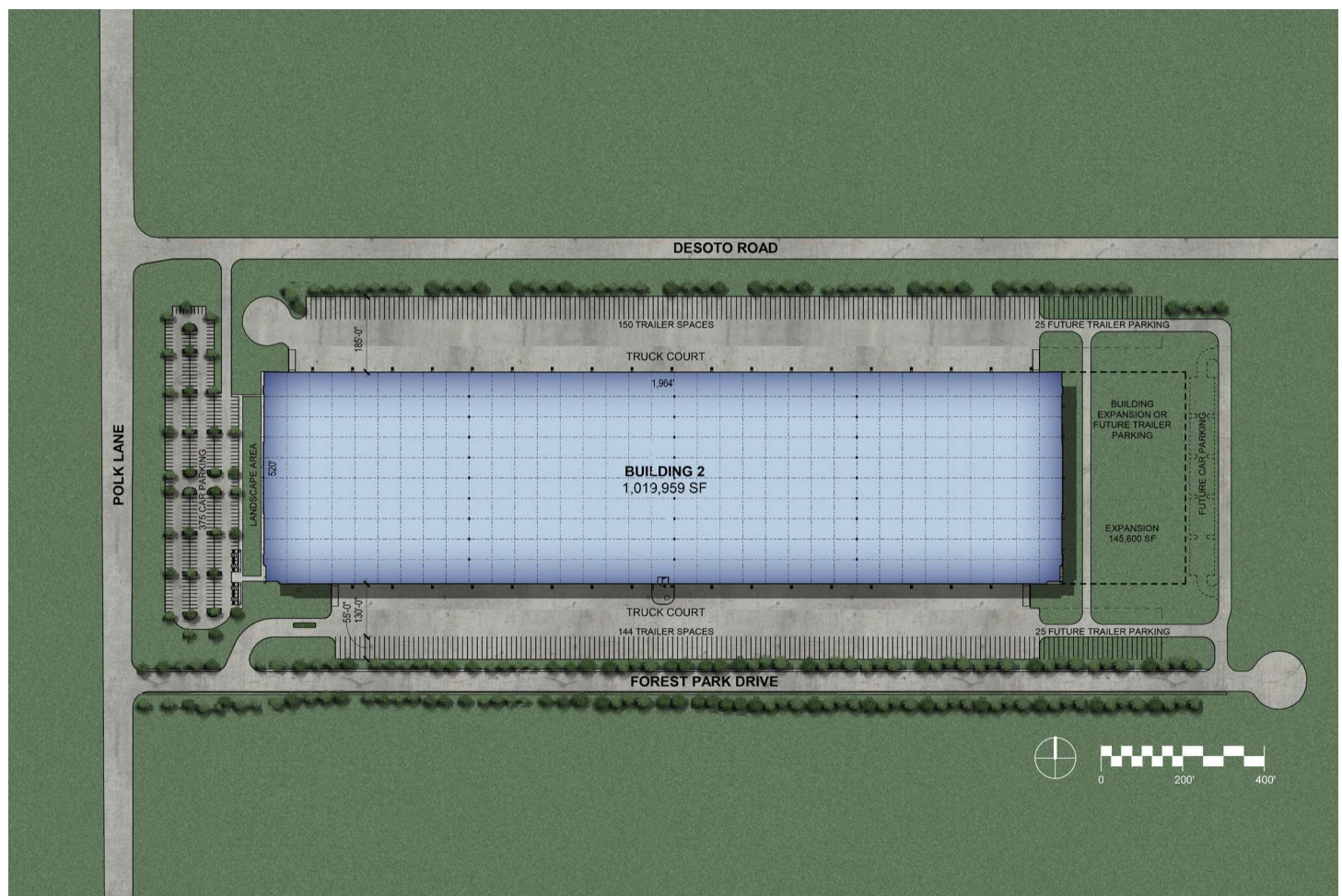
Polk Lane Industrial Park

Olive Branch, MS

Building Size: 1,019,959 SF | Building Availability: 1,019,959 SF

PROPERTY SPECIFICATIONS

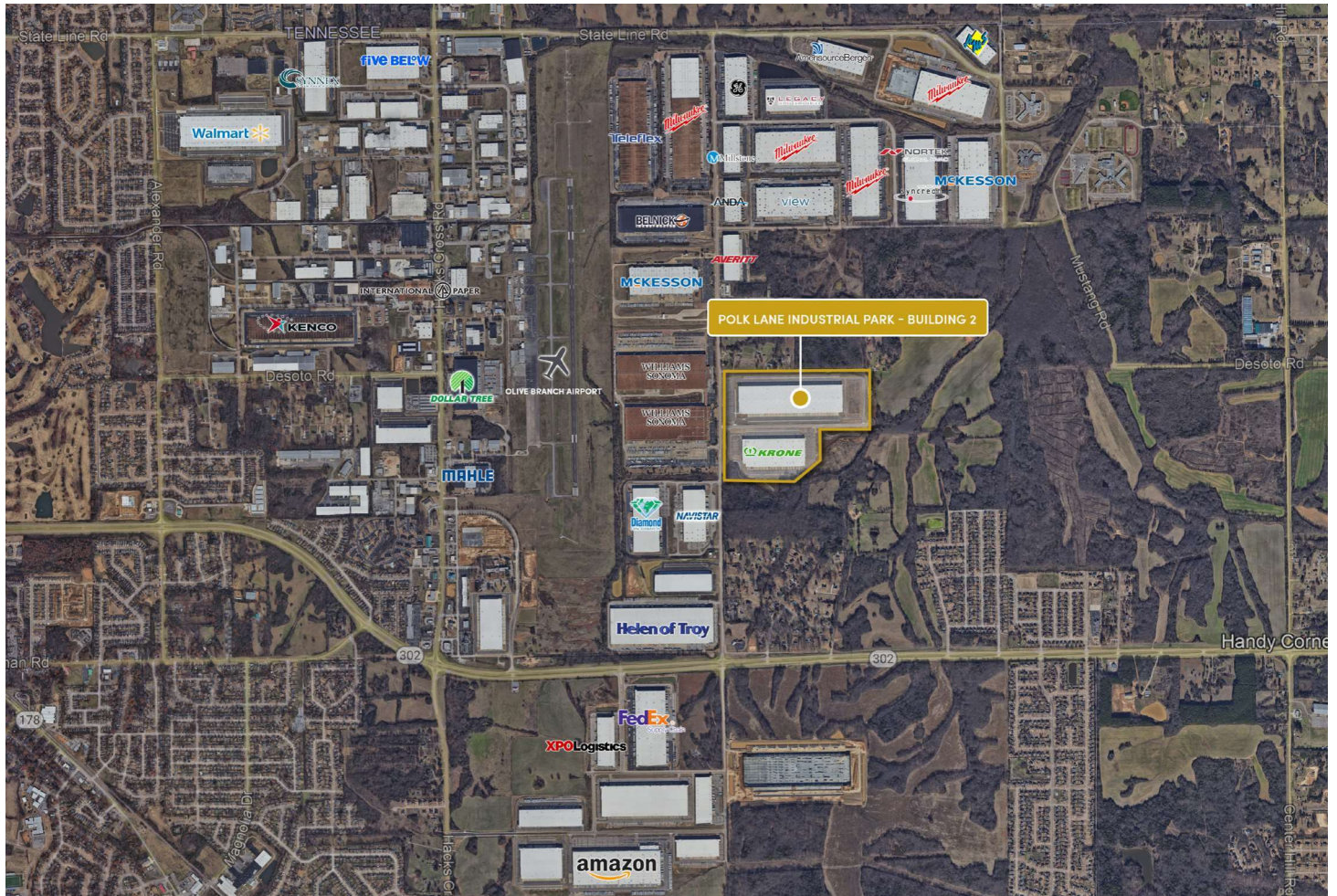
- » 1,019,959 SF
- » Expandable to 1,165,559 SF
- » The Expansion Area could also be utilized for Additional Car/Trailer Parking
- » 40' Clear Height
- » 209 – 9' x 10' Dock Doors; Cross Docked
- » 4 – 14' x 16' Drive-In Doors
- » 56' x 50' column spacing; 60' at loading bays
- » 185' Truck Courts
- » ESFR Sprinkler
- » TPO Roof
- » 8" unreinforced slab; reinforced in loading bays
- » Skylights in 1% of Total Building Area
- » 3,000 SF Spec Office



Polk Lane Industrial Park

Olive Branch, MS

Building Size: 1,019,959 SF | Building Availability: 1,019,959 SF



LOCATION ATTRIBUTES

- » Class A Planned Business Park Setting
- » Access to All Transportation Modes:
 - » Direct access to Polk Lane and MS Hwy 302
 - » Easy access to US-78 / I-22 and TN Hwy 385
 - » Proximity to FedEx World Hub, UPS Sort Hub, and FedEx Ground
 - » Proximity to BNSF Intermodal Terminal and Norfolk Southern Intermodal Terminal
- » Corporate Neighbors include FedEx, Williams-Sonoma, McKesson, and many more
- » Multiple Restaurants, Hotels, and other amenities are located less than 5 minutes away

Polk Lane Industrial Park

Olive Branch, MS

Building Size: 1,019,959 SF | **Building Availability:** 1,019,959 SF

Expandable to 1,165,559 SF

