

8740 S CROSSROADS DRIVE

Unit 200, Olive Branch, MS



307,800 SF DISTRIBUTION SPACE | AVAILABLE NOW

OFFICE	4,900 SF
LOADING FACILITIES	55 dock doors, 27 fully equipped Cross dock loading
POWER	3000 Amp, 3000 Amp ATS
LIGHTING	LED
HVAC	Cambridge Heat 1 air change per hour
SPRINKLERS	ESFR
ROOF	45 mil TPO R-19 insulation
SUSTAINIBILITY	LEED Certified



BUILDING	861,252 SF
BUILT	2014
CLEAR HEIGHT	32'
COLUMN SPACING	54' x 50' 60' speed bays
BUILDING DEPTH	570'
TRUCK COURT	130' front, 135' / 185' back 50' concrete apron Fenced
PARKING	Ample trailer and auto parks Configurable
CONSTRUCTION	Tilt-up concrete
SLAB	7" unreinforced

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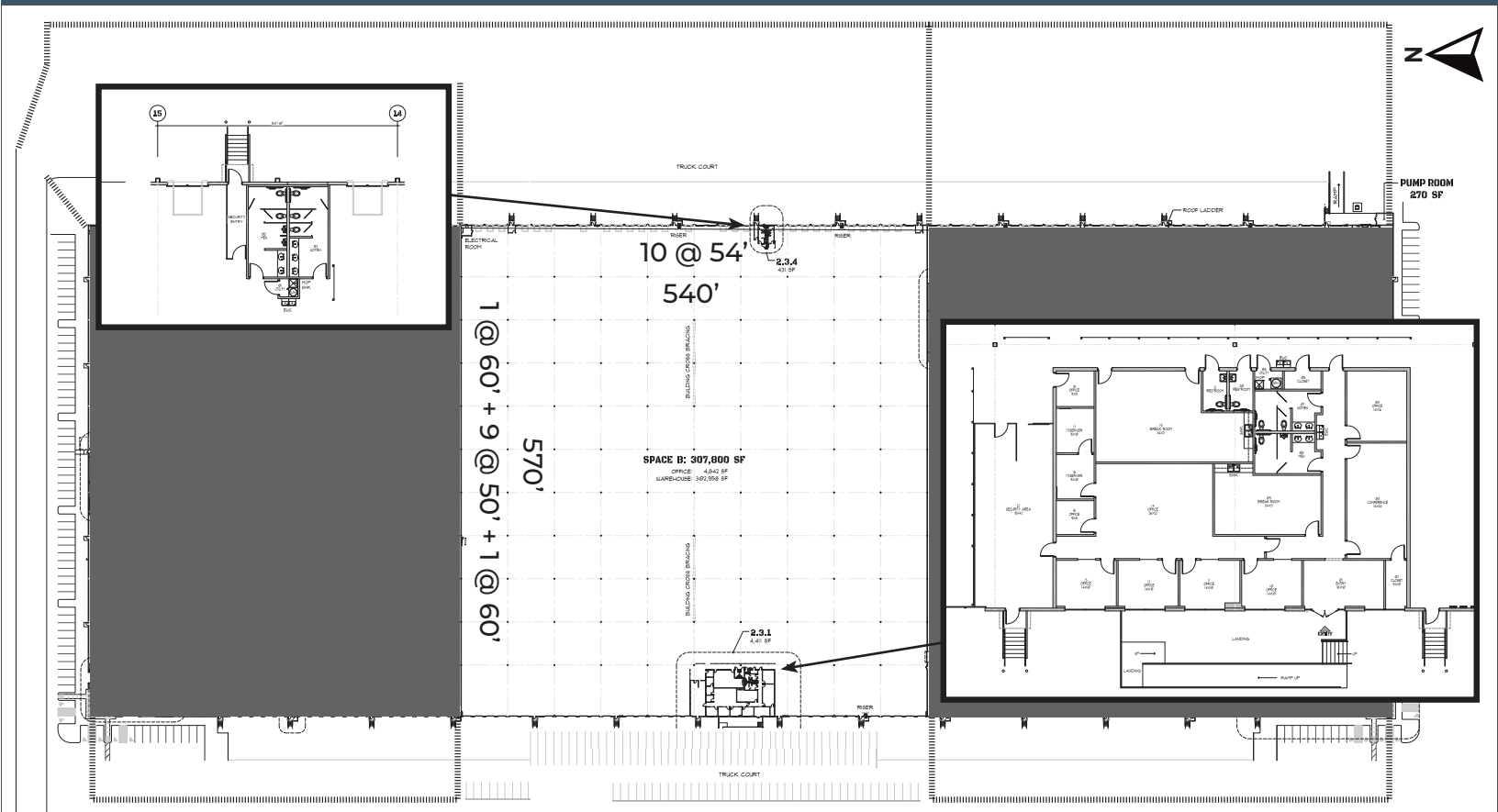
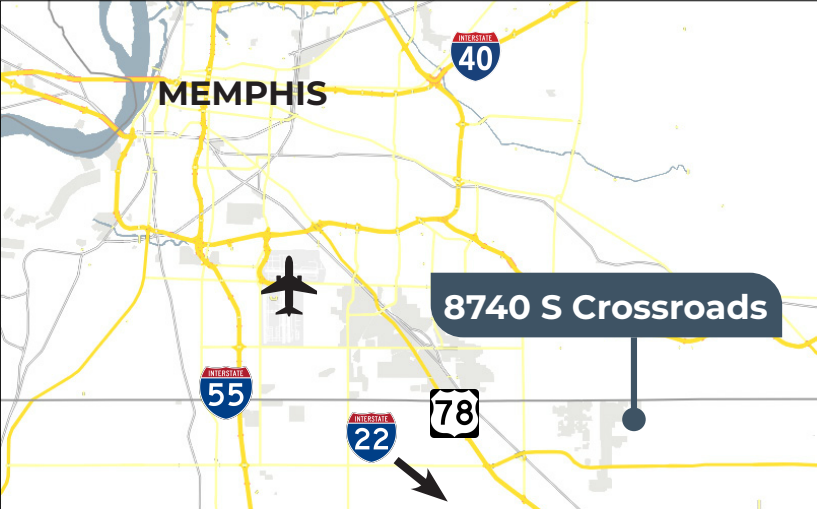


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8740 S Crossroads is located within Crossroads Distribution Center, a master-planned business park located along the MS/TN state line.

Close to all modes of transportation and nearby a strong, diversified workforce, Unit 200 is highly configurable to suit a variety of needs.

POINTS OF INTEREST

FedEx17 mi
19 mi
BNSF RAILWAY21 mi

NEARBY ACCESS

US 787 mi
INTERSTATE 5516 mi
INTERSTATE 4016 mi
INTERSTATE 2221 mi

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