

Available For Lease



1222 Commerce Parkway
Unit 400, Horn Lake, MS

99,978 SF
CLASS A DISTRIBUTION WAREHOUSE

LOCATED IN DESOTO 55 LOGISTICS CENTER

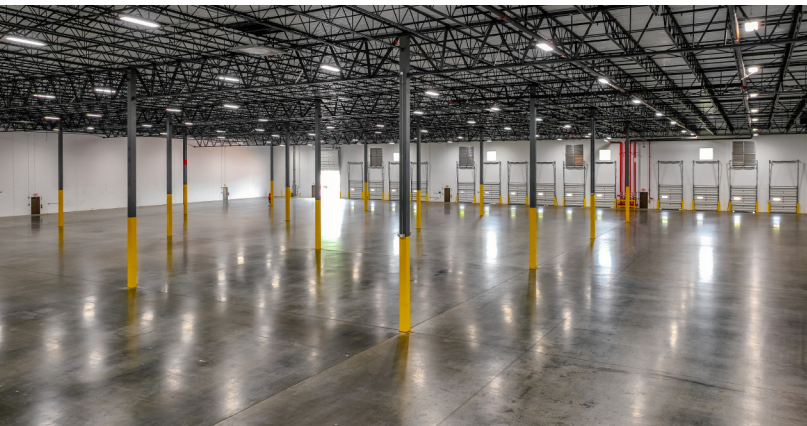


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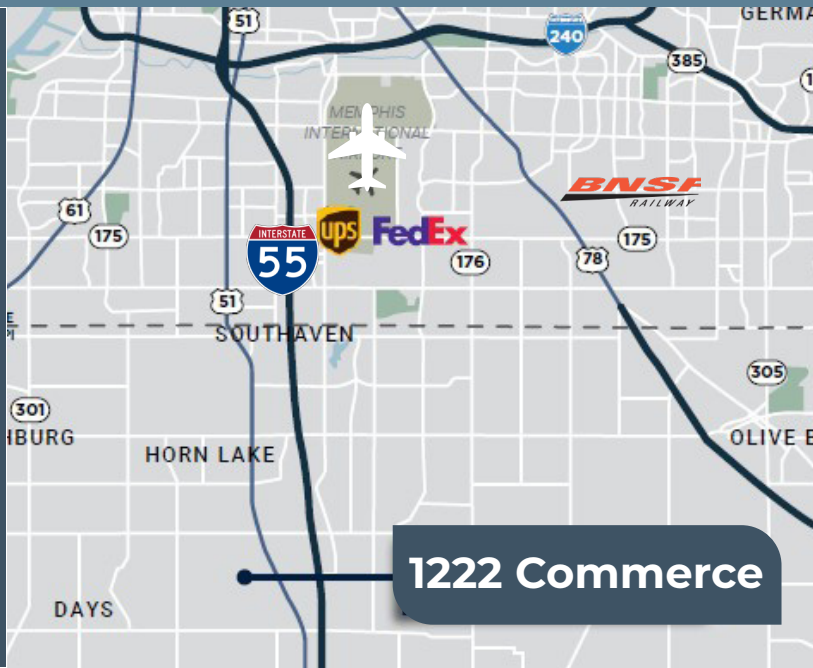
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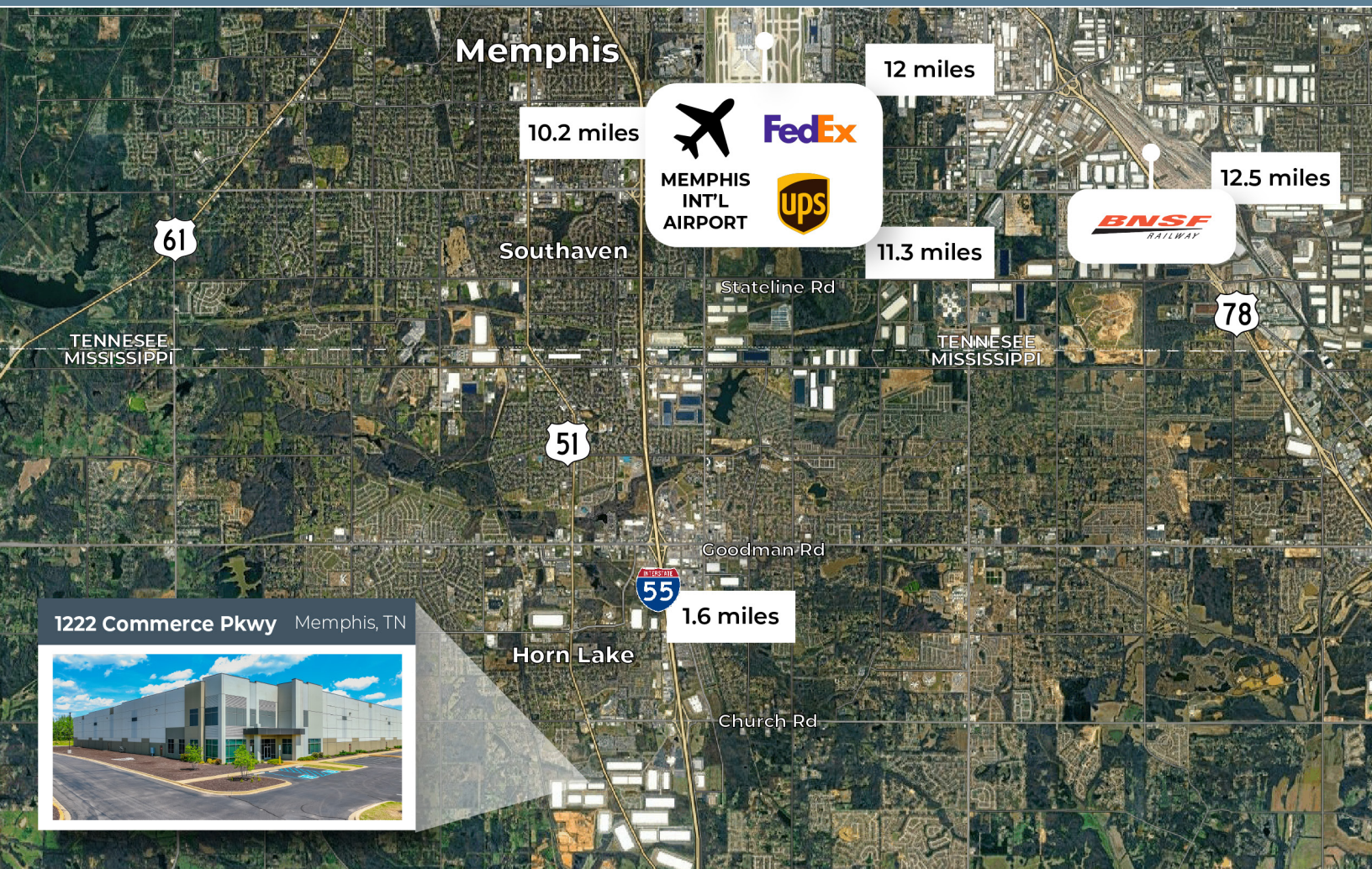
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OFFICE	2,918 SF
LOADING FACILITIES	18 dock doors, 8 fully equipped Rear load
DRIVE IN DOOR	(1) 12' x 16' drive-in door
LIGHTING	LED
TRAILER PARKING	± 28 stalls
AUTO PARKING	± 60 spaces
TRUCK COURT	130' / 185' back 60' concrete apron
BUILDING	300,145 SF
BUILT	2018
CLEAR HEIGHT	32'
COLUMN SPACING	54' x 50' 60' speed bays
CONSTRUCTION	Tilt-up concrete
SLAB	6" Ductilcrete
ROOF	45 mil TPO R-19 insulation
SPRINKLERS	ESFR with fire pump

1222 Commerce, strategically positioned in DeSoto County, MS, benefits from proximity to Memphis—one of the nation's leading distribution hubs—offering seamless access to major transportation corridors and attractive tax incentives for industrial users.





LABOR AND INCENTIVES

Labor Reach

5 miles

121,720

61,020

9,060

10 miles

625,759

301,722

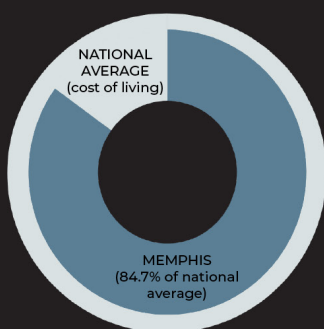
44,351

15 miles

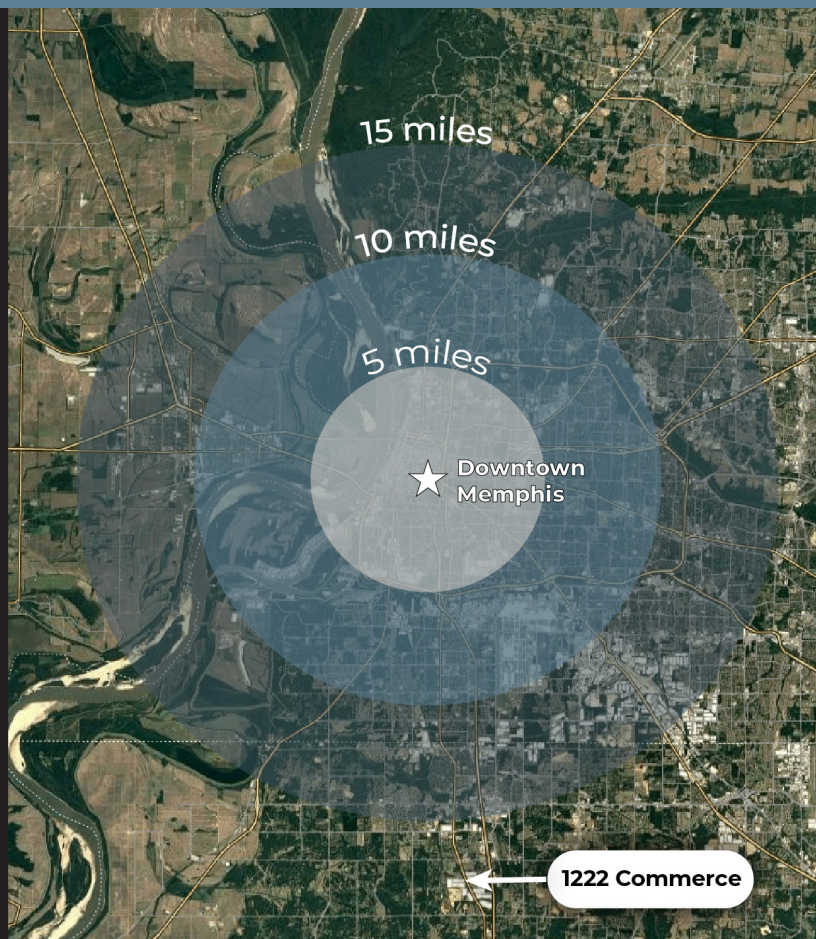
1,185,262

579,185

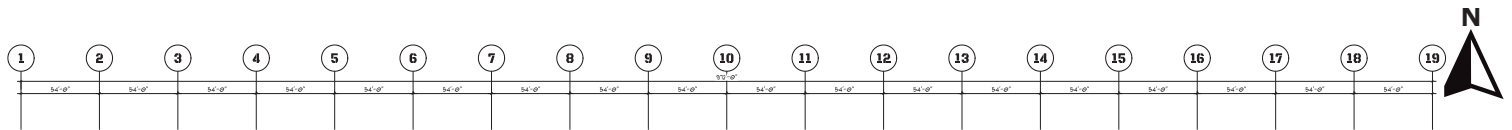
69,838



With a labor pool nearly double the national average and a lower-than-average cost of living, Memphis offers businesses affordable access to talent. Its prime location, strong infrastructure, and established logistics network make it a leading industrial and distribution hub.



SITE PLAN

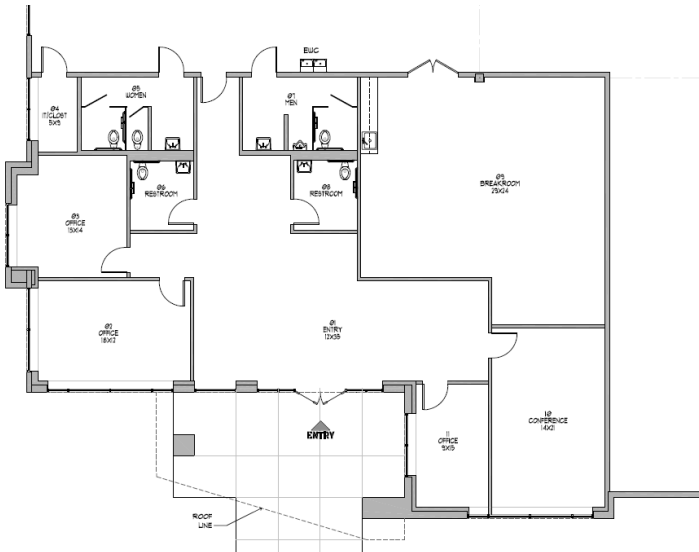


± 28 TRAILER STALLS

99,978 SF
AVAILABLE

± 60 AUTO SPACES

OFFICE - 2,918 SF



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