## **DESOTO 55 LOGISTICS CENTER**

## **BUILDING C**

1434 Commerce Pkwy | Horn Lake, MS 38637

166,630 SF Available For Lease

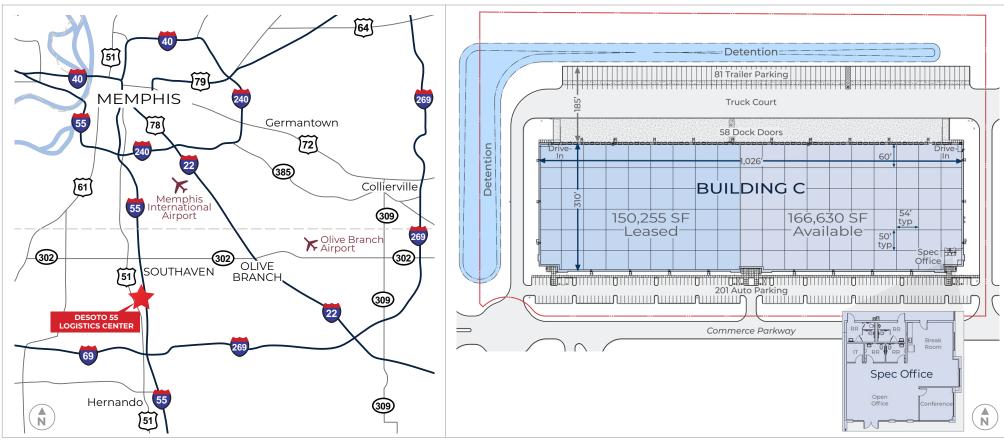
DeSoto 55 Logistics Center is part of a state-of-the-art logistics park located within DeSoto County, Mississippi. Just one mile from I-55, this site offers tenants excellent access to major transportation routes along with tax incentives.



### DESOTO 55 LOGISTICS CENTER | BUILDING C

PROPERTY OVERVIEW

1434 COMMERCE PKWY | HORN LAKE, MS 38637





166,630 SF available on ±20.388 acres



Spec office



32' clear height



ESFR sprinkler system with fire pump



6" thick, 4,000 PSI Ductilcrete slab



Rear load configuration



54'W x 50'D typical column spacing; 60'D at staging bays



31 – 9' x 10' insulated dock high doors with 4' exterior continuous canopy



1-14' x 16' ramped drive-in door



185' truck court with 60'D concrete apron



45 – trailer parking spaces



100 – auto parking spaces

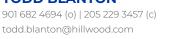


277/480 volt / 3-phase electrical

#### Development



#### **TODD BLANTON**



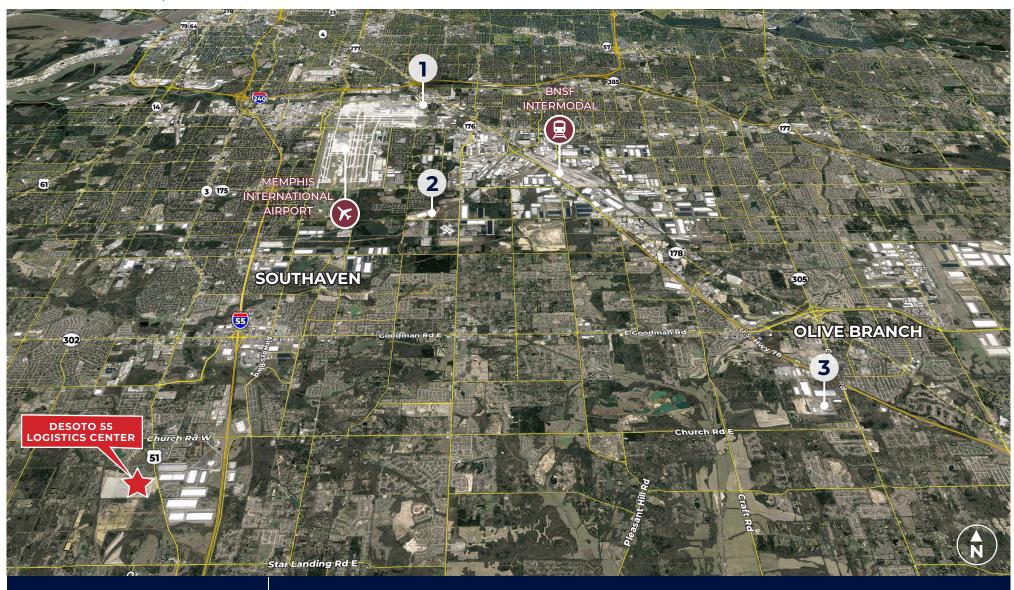
#### Leasing



#### ANDY CATES, SIOR

#### TIM MASHBURN

1434 COMMERCE PKWY | HORN LAKE, MS 38637



#### BUSINESSES

1. FedEx World Hub

2. UPS Sort Hub

3. FedEx Ground Hub

#### **DRIVE TIMES**

Memphis International Airport





BNSF Intermodal



\_\_\_\_\_\_ 15.2 mi. 🧿 24 min.

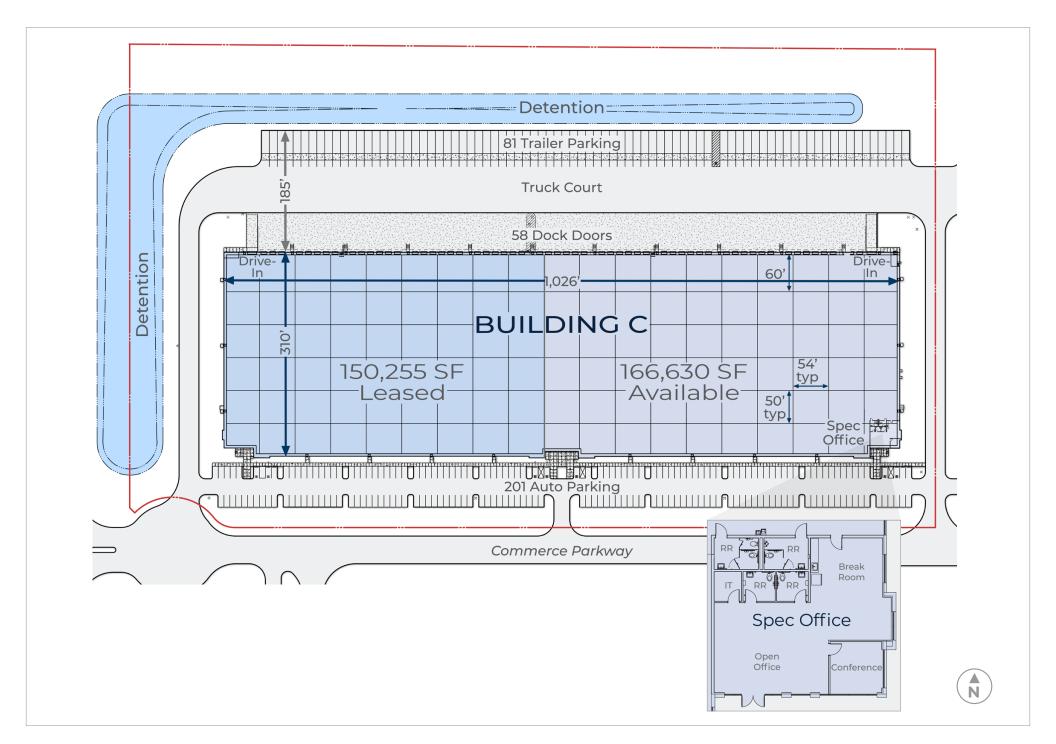


Memphis CBD

20 mi.

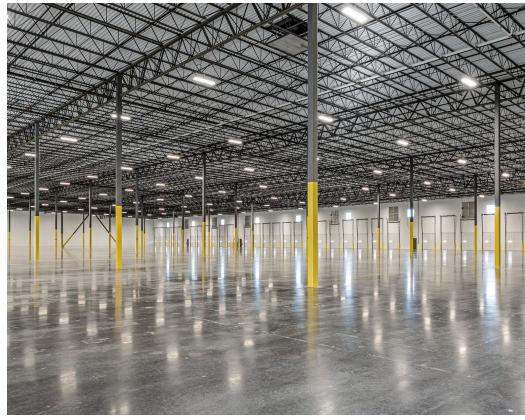


**2**4 min.











# CONTACT

**DEVELOPMENT** 



#### **TODD BLANTON**

205 229 3457 (c) todd.blanton@hillwood.com

901 682 4694 (o) 6410 Poplar Ave | Ste 385 Memphis, TN 38119 hillwood.com

**LEASING** 



#### **ANDY CATES, SIOR**

901 312 4907 (o) 901 301 0829 (c) andy.cates@colliers.com

#### **TIM MASHBURN**

901 312 5771 (o) 901 356 2900 (c) tim.mashburn@colliers.com

6363 Poplar Ave | Ste 220 Memphis, TN 38119 colliers.com



This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Hillwood and the Hillwood logo are service marks of Hillwood. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Hillwood. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited