

# DESOTO 55 LOGISTICS CENTER

## BUILDING C

1434 Commerce Pkwy | Horn Lake, MS 38637

166,630 Square Feet Available For Lease

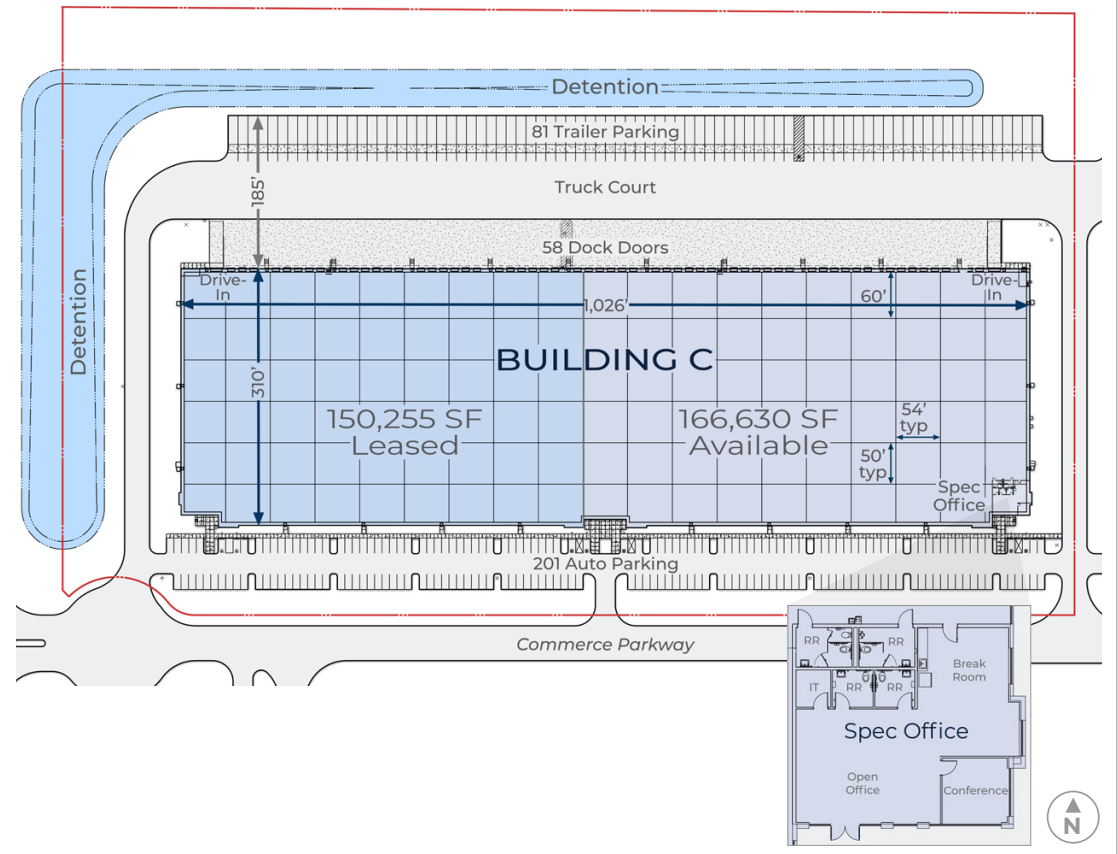
DeSoto 55 Logistics Center is part of a state-of-the-art logistics park located within DeSoto County, Mississippi. Just one mile from I-55, this site offers tenants excellent access to major transportation routes along with tax incentives.



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## PROPERTY OVERVIEW



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

901 682 4694 (o) | 205 229 3457 (c)  
todd.blanton@hillwood.com

### Leasing



### ANDY CATES

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

### TIM MASHBURN

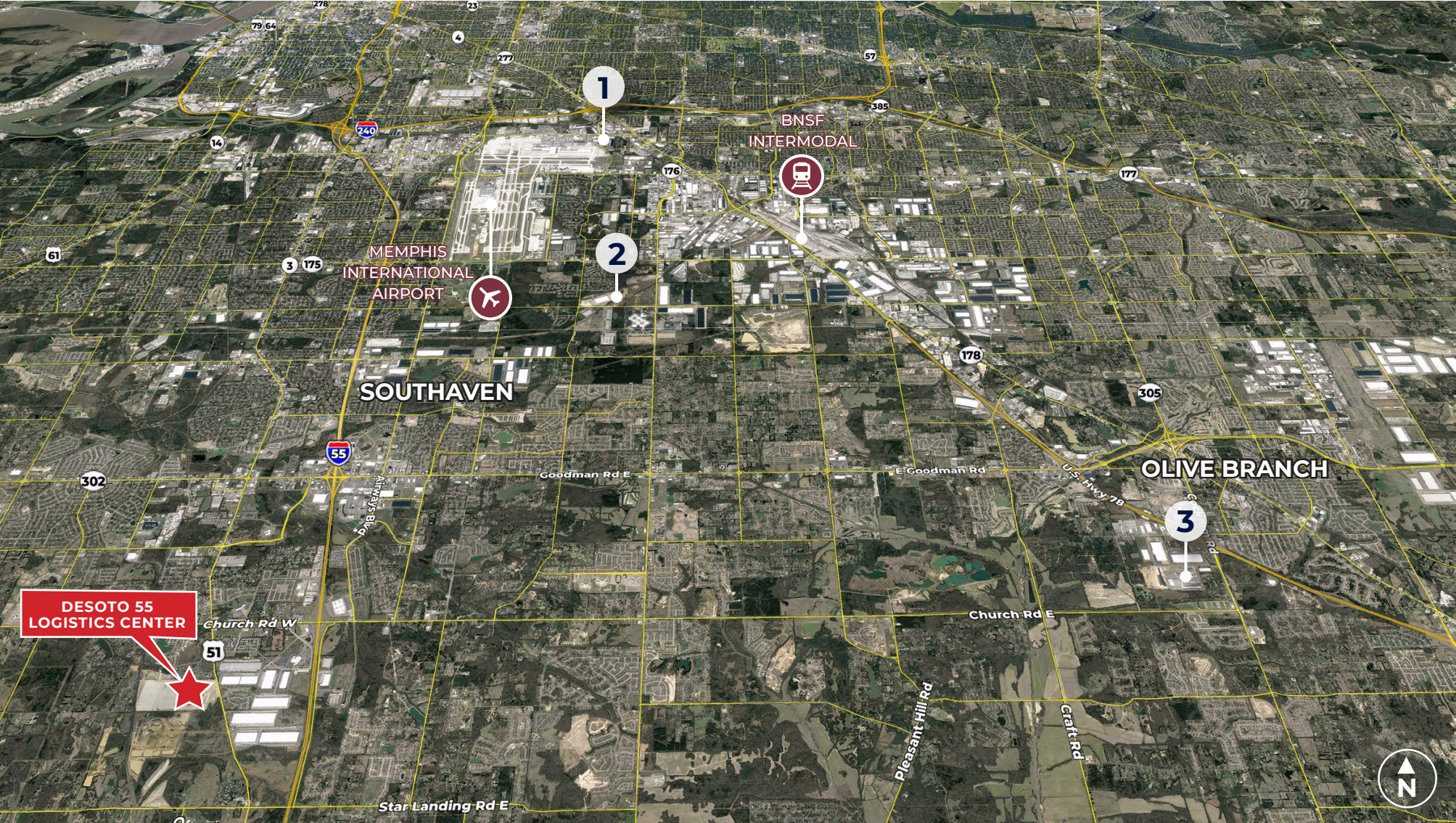
901 312 5771 (o) | 901 356 2900 (c)  
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## AREA INFORMATION



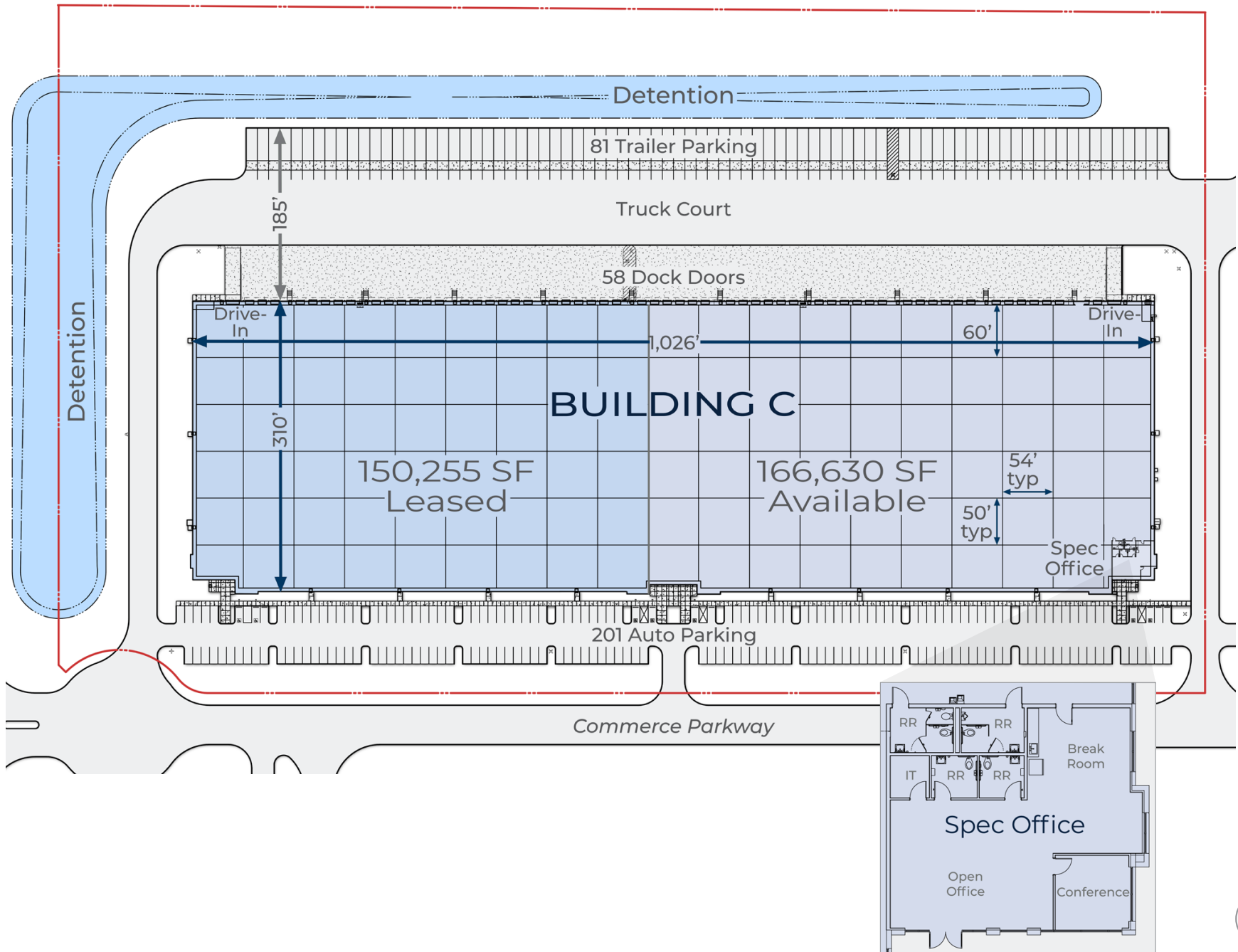
### BUSINESSES

- 1. FedEx World Hub
- 2. UPS Sort Hub
- 3. FedEx Ground Hub

### DRIVE TIMES

Memphis International Airport	BNSF Intermodal	Memphis CBD
 7 mi.  15 min.	 15.2 mi.  24 min.	 20 mi.  24 min.



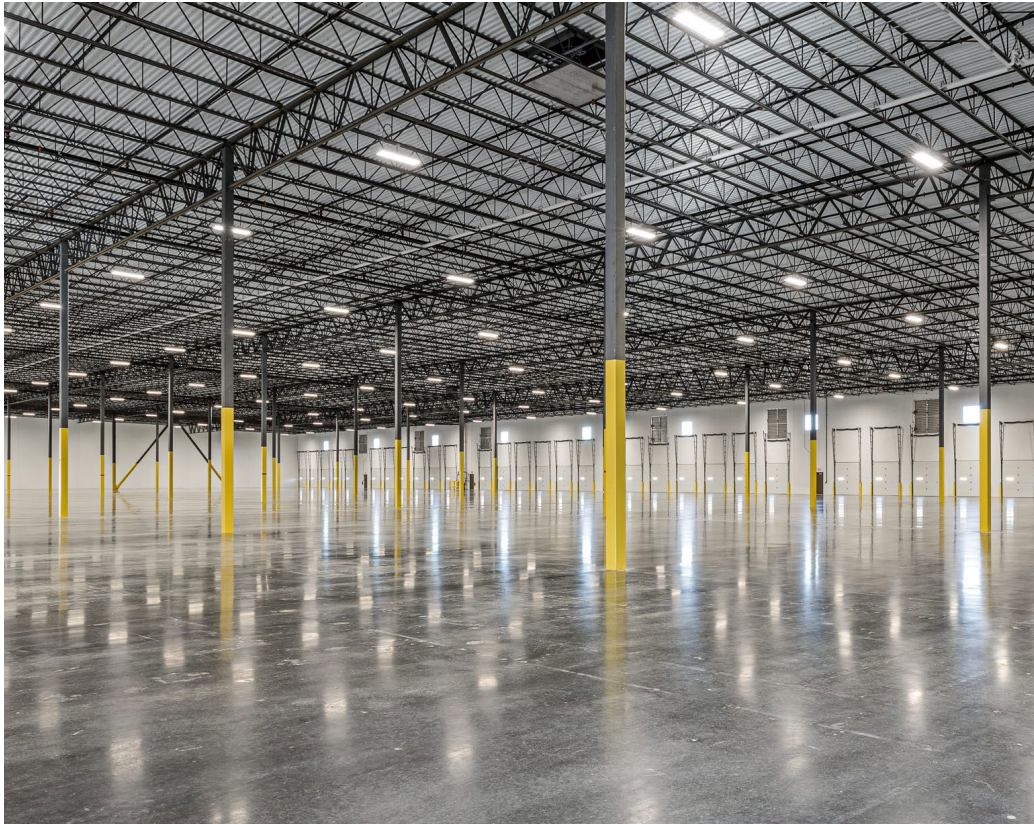




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## PROPERTY PHOTOS





# CONTACT

## DEVELOPMENT



### TODD BLANTON

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## LEASING



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