

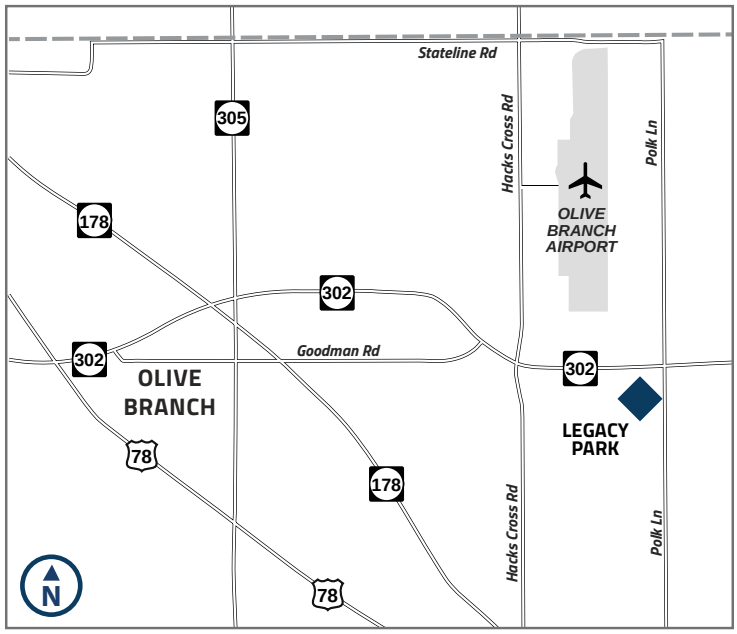
Legacy Park

Building 4

Polk Lane, Olive Branch | MS 38654
269,902 SF Available

Building Features

- 269,902 SF available
- 32’ clear height outside staging bays
- ESFR sprinkler system
- TPO roof
- 2 – 4’ x 8’ skylights per staging bay
- Front load configuration
- 54’ x 50’ typical bays; 60’ at staging bays
- 35 – 9’ x 10’ dock doors
- 2 – 12’ x 14’ drive-in ramp doors
- 132’ truck court
- 136 – auto parking spaces
- 40 – future trailer parking spaces
- Office finish to suit



A Development Of:

HILLWOOD
A PEROT COMPANY®

6075 Poplar Ave | Ste 403 | Memphis, TN 38119
www.hillwood.com

Todd Blanton
901.682.3914 (o) | 205.229.3457 (c)
todd.blanton@hillwood.com

For Leasing Information:

Colliers INTERNATIONAL

6000 Poplar Ave | Ste 201
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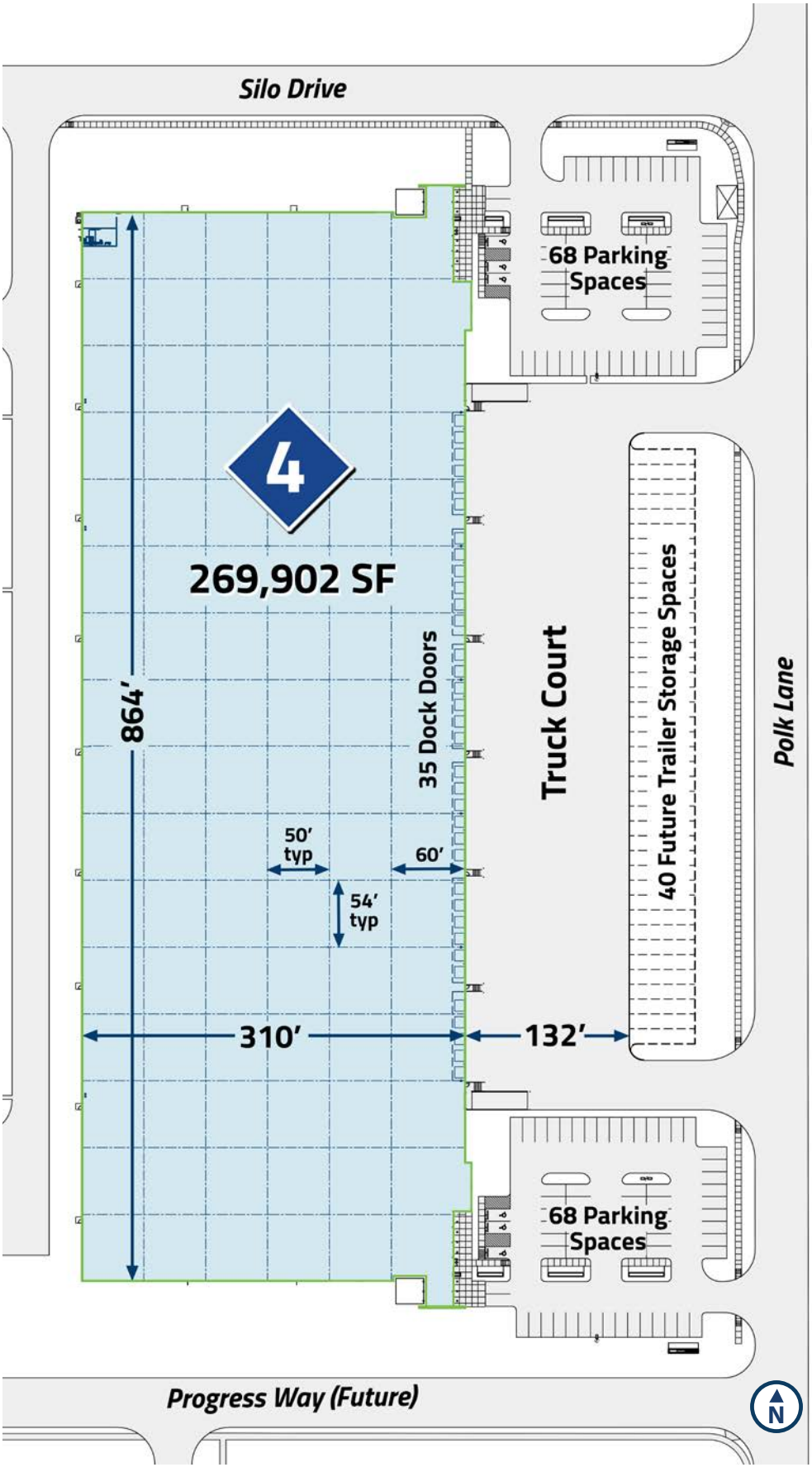
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Legacy Park Building 4

Polk Lane | Olive Branch, MS 38654



Area Amenities

- Outstanding DeSoto County location
- 266 acre Class A business park
- Direct access to MS-302 and Polk Lane
- Easy access to:
  - US-78
  - TN-385
  - BNSF Intermodal Terminal
  - Norfolk Southern Intermodal Terminal
  - FedEx Air Hub
  - UPS Sort Hub
  - FedEx Ground Hub
- Restaurants, hotels and other amenities within 2 miles

INDUSTRIAL

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