

LEGACY PARK

BUILDING 9

6550 Polk Lane | Olive Branch, MS 38654

1,150,763 SF Available

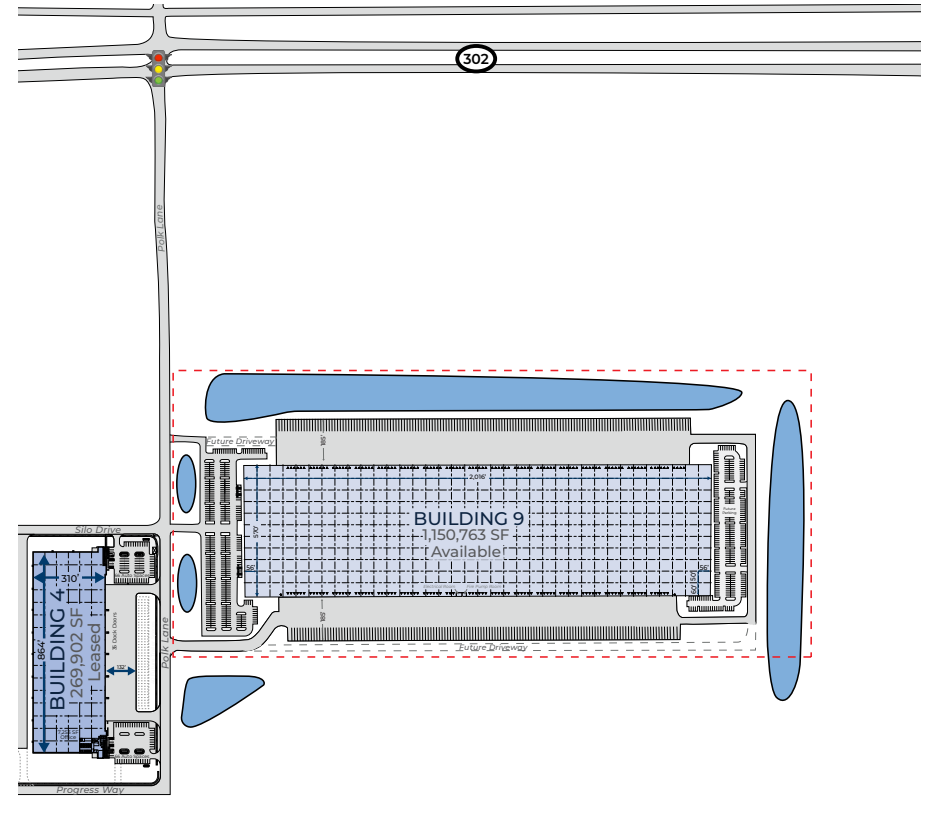
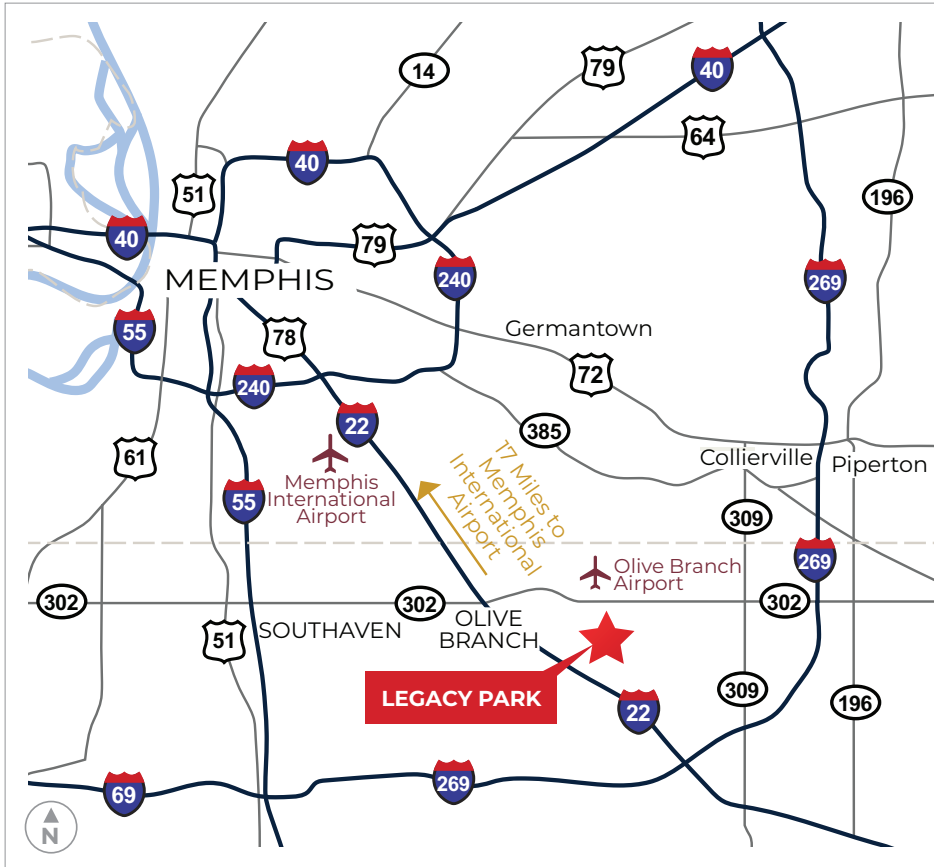
Legacy Park is a Class A logistics park located on 397 acres in DeSoto County. This ten building project sits near the intersection of MS-302/Goodman Road and Hacks Cross Road with multiple access points at lighted intersections.



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PROPERTY OVERVIEW




 1,150,763 SF on 69.72 acres


 2,454 SF make ready office

 40' clear height


 185' truck courts

 69 - dock levelers


 205 - 9' x 10' dock doors

 4 - 12' x 14' drive-in ramp doors

 50' D x 56' W typical bay spacing;
60' D at staging bays

 345 - auto parking spaces
262- future auto parking spaces

 280 - trailer parking spaces

 2 - 4' x 8' skylights in each dock door staging bay

Development



BEN DAVIS

513 376 0099 (c)
benjamin.davis@hillwood.com

Leasing



ANDY CATES, SIOR

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

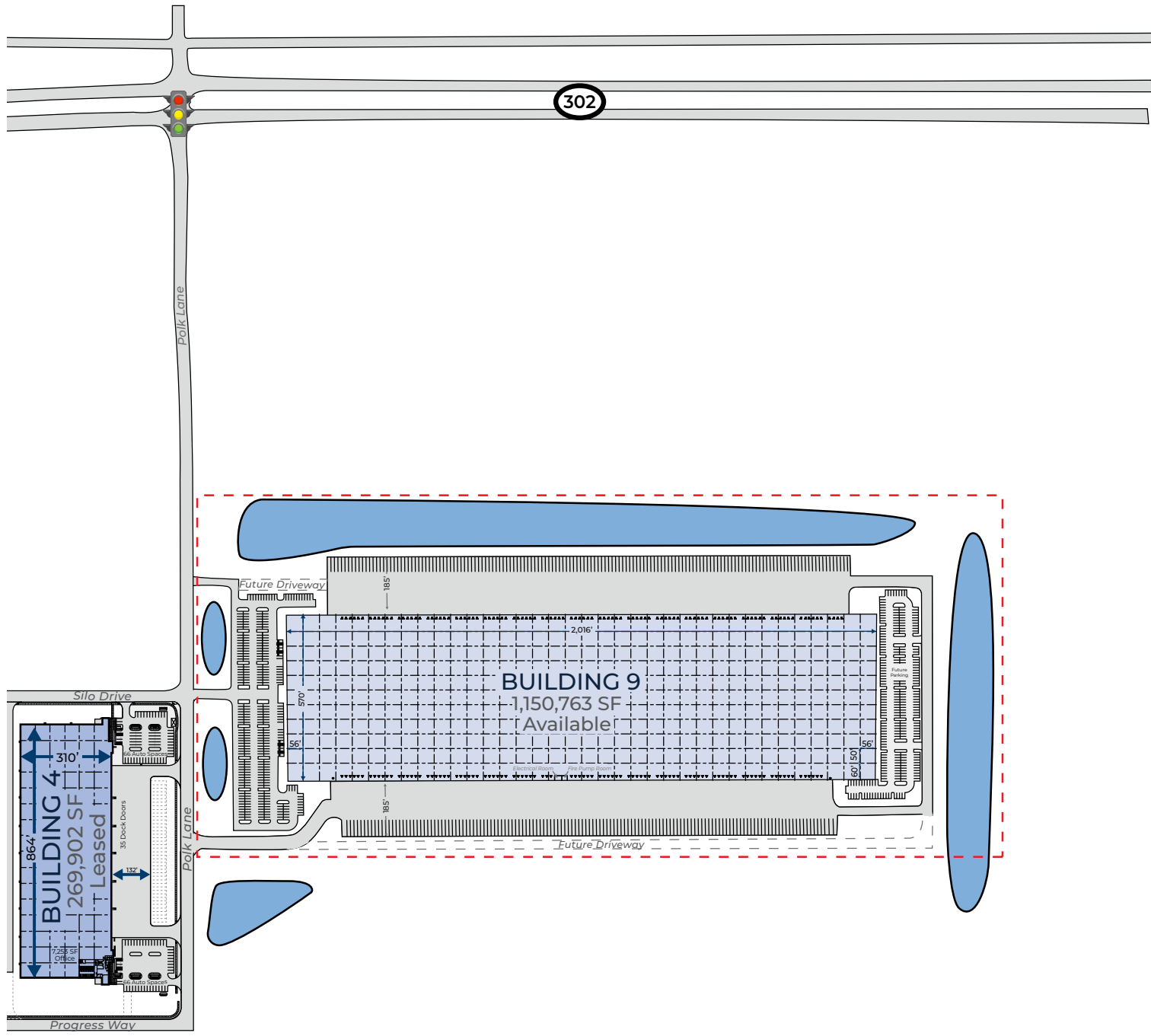
TIM MASHBURN

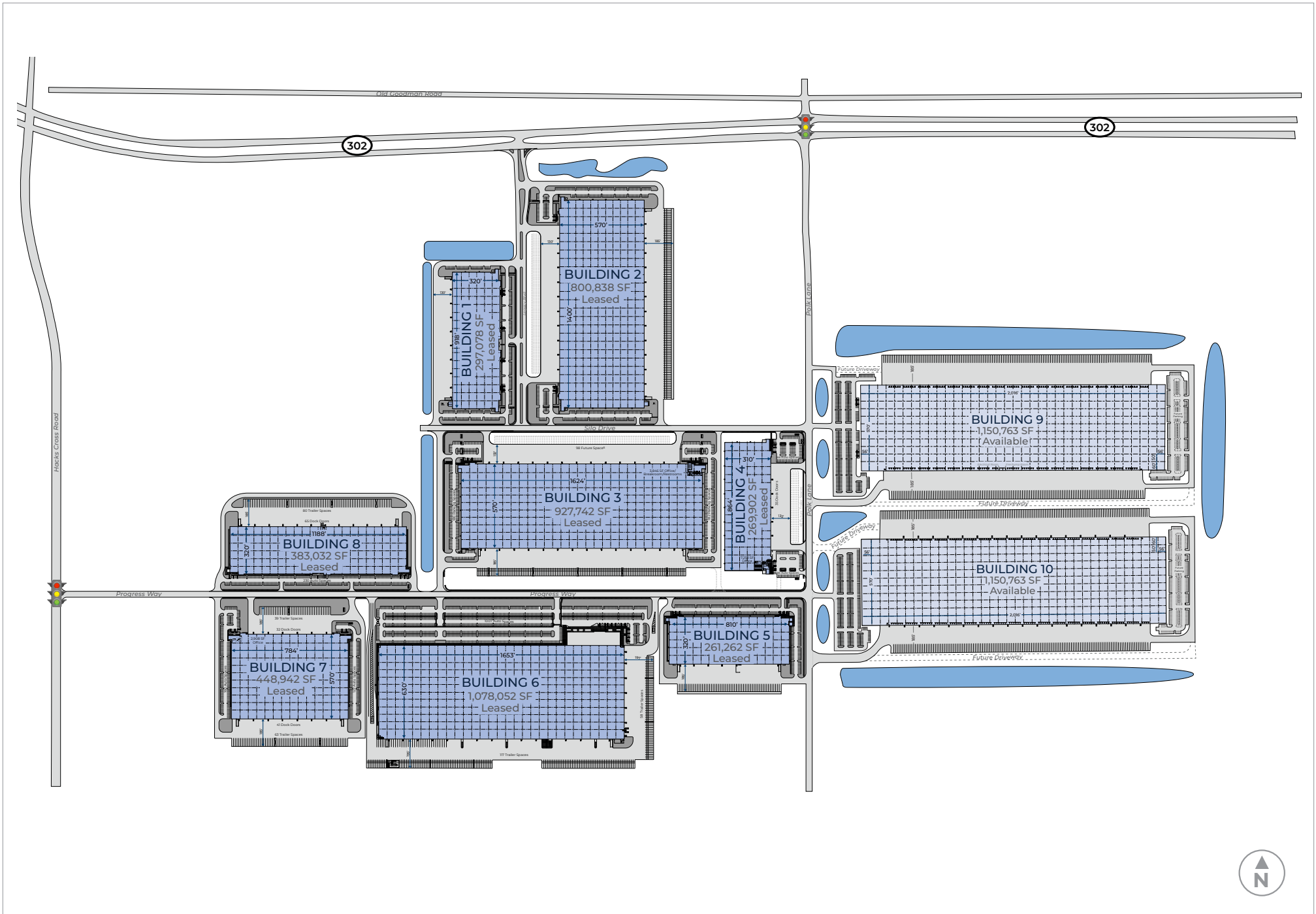
901 312 5771 (o) | 901 356 2900 (c)
tim.mashburn@colliers.com



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SITE PLAN

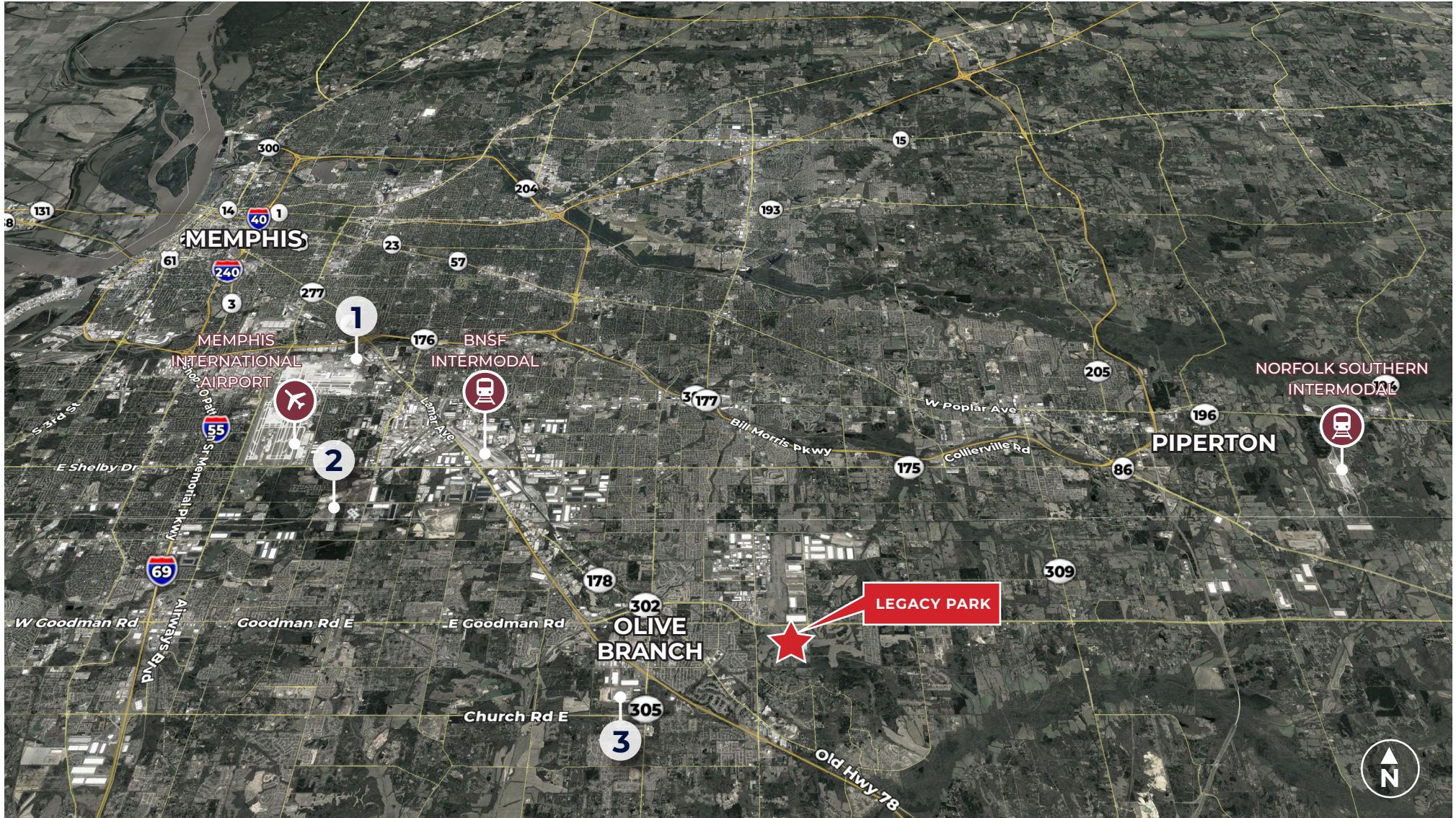




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AREA INFORMATION



BUSINESSES

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

DRIVE TIMES



BNSF Intermodal

 9 mi.  18 min.



Memphis International Airport

 17 mi.  30 min.

Norfolk Southern Intermodal

 15 mi.  20 min.

Memphis CBD

 28 mi.  42 min.

CONTACT

DEVELOPMENT



BEN DAVIS

513 376 0099 (c) 7755 Montgomery Rd | Ste 120
benjamin.davis@hillwood.com Cincinnati, OH 45236
hillwood.com

LEASING



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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



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