

FOR LEASE > 31,500 SF



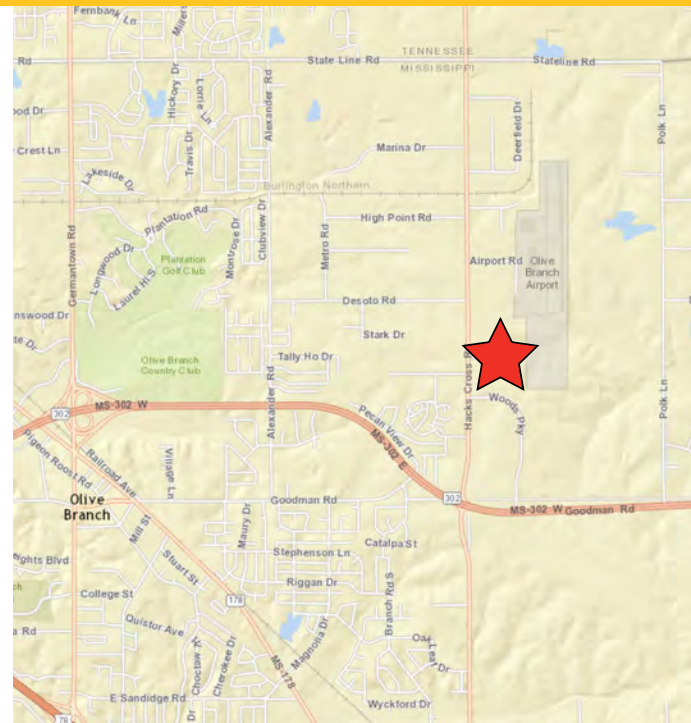
# 11168 Willow Ridge Cove

OLIVE BRANCH, MISSISSIPPI 38654



## Property Features

- > Freestanding building on 2.85 acre lot
- > Office area approx. 1,678 sf
- > Showroom area approx. 3,800 sf
- > A/C warehouse area approx. 6,300 sf
- > Paved and fenced outside storage on .67 acres
- > .495 gpm/2,000 sf sprinkler system
- > 24' sidewall height/30' peak
- > 37 auto parking spaces
- > Five (5) dock doors (9' x 10') with levelers
- > One (1) drive-in door (10' x 12')
- > One (1) drive-in door (12' x 24')
- > Metal halide lighting



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## An aerial photograph of an industrial area. Willow Ridge Drive runs horizontally across the middle. Hacks Cross Rd runs vertically on the left. A red outline highlights a large industrial building complex on Willow Ridge Drive. Olive Branch Airport is marked with a blue airplane icon in the upper right.

The site plan illustrates the layout of a proposed warehouse and parking facility. Key features include:

- Warehouse:** A large rectangular structure, 31,500 square feet in area, with a finished floor (F.F.) elevation of 405. It is shown with diagonal hatching.
- Paved Outside Storage:** A rectangular area to the left of the warehouse, outlined in red, intended for future storage use.
- Parking Lot:** Located in front of the warehouse and storage area, featuring various paving materials (asphalt, concrete) and dimensions for different sections.
- Utility and Infrastructure:** The plan shows existing and proposed utility lines (10" utility easement, power M.H.), building lines (50' building line), and a curved driveway on the right side.
- Future Development:** Areas labeled 'FUTURE OFFSHOOT' and 'FUTURE TRUCK COURT' are indicated with dashed lines.

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