

FOR LEASE > 31,500 SF

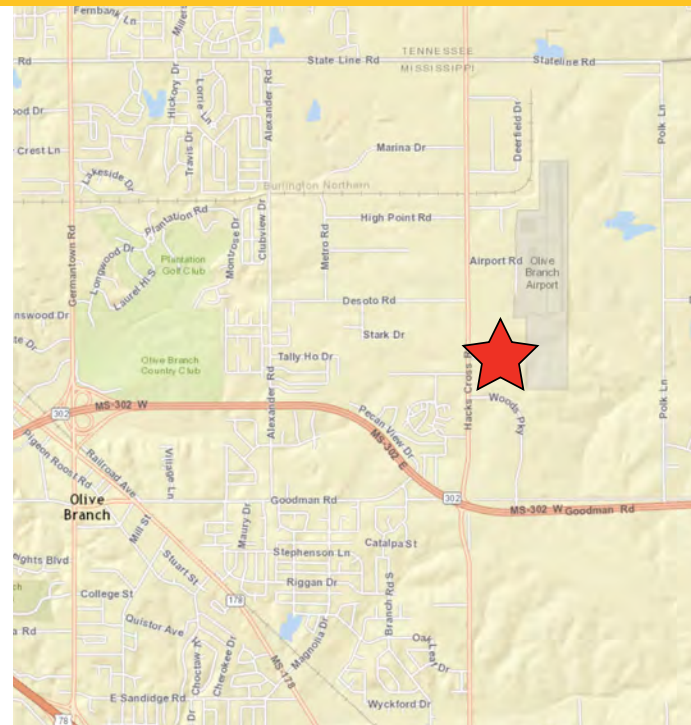
# 11168 Willow Ridge Cove

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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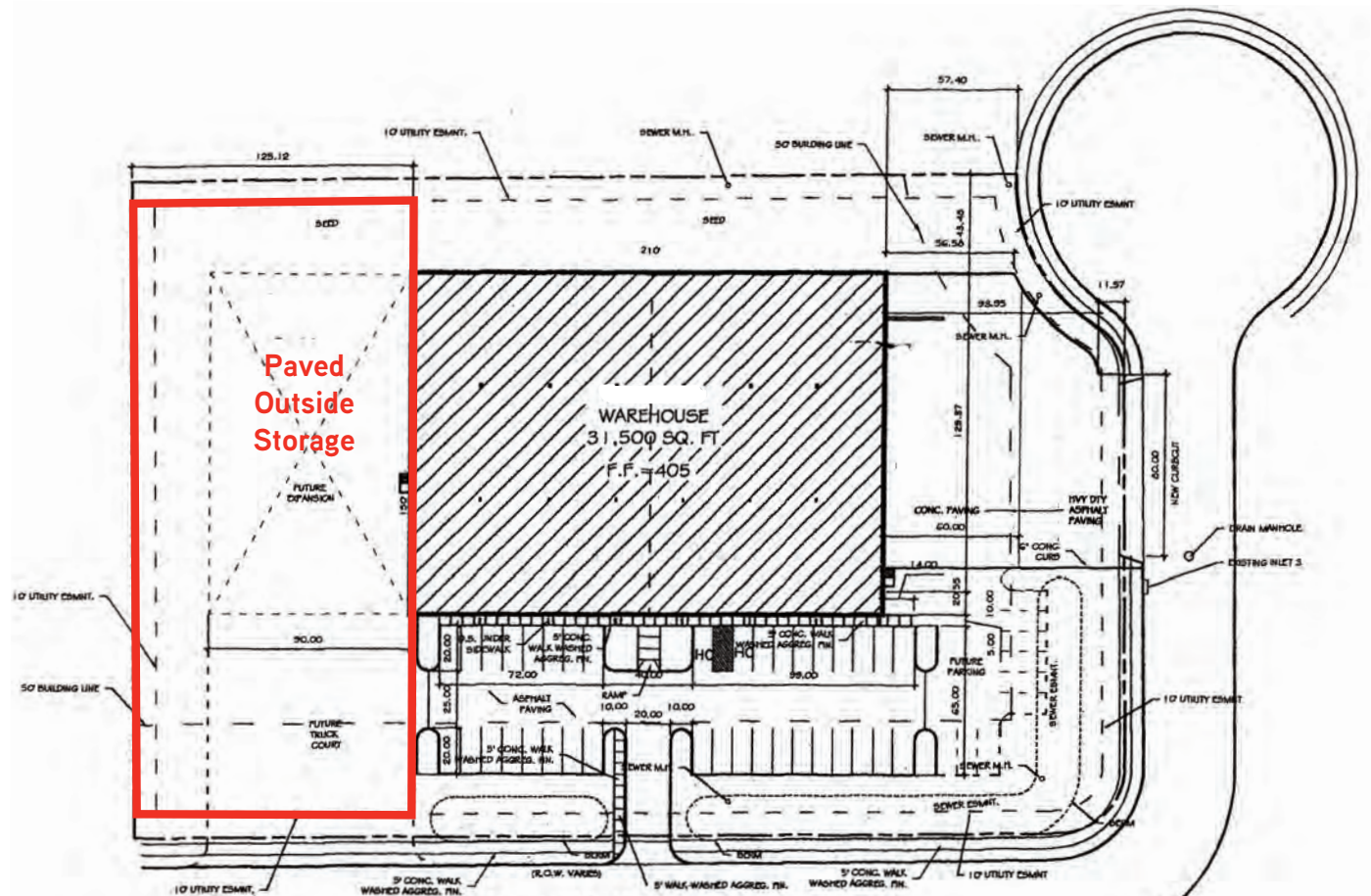
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## Aerial View



## Site Plan



AGENT: BAYARD SNOWDEN, SIOR  
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