

AVAILABLE > BTS FLEX & WAREHOUSE SPACE



# Flex & Warehouse

HACKS - DESOTO BUSINESS CENTER



On behalf of Utlely Properties, Colliers International is pleased to present the Hacks-Desoto Business Center. This multi-use development will include retail, flex, and industrial space for a wide range of businesses. With frontage on Hacks Cross Rd., we will be able to provide flex/retail space to companies looking for excellent exposure to the 22,000 vehicles per day that travel through this corridor. Towards the rear of the development, we will be able to accommodate larger warehouse users in a proposed 40,000 SF warehouse building. Utlely Properties is an experienced developer who delivers the highest quality developments in the area.

## Property Features

- > Hacks Cross Road frontage
- > 3,600 SF bays
- > Dock and grade level doors
- > Two 14,400 SF buildings
- > Ample parking
- > Retail use available
- > 22,000 VPD
- > Multiple ingress/egress
- > BTS up to 40,000

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# Renderings

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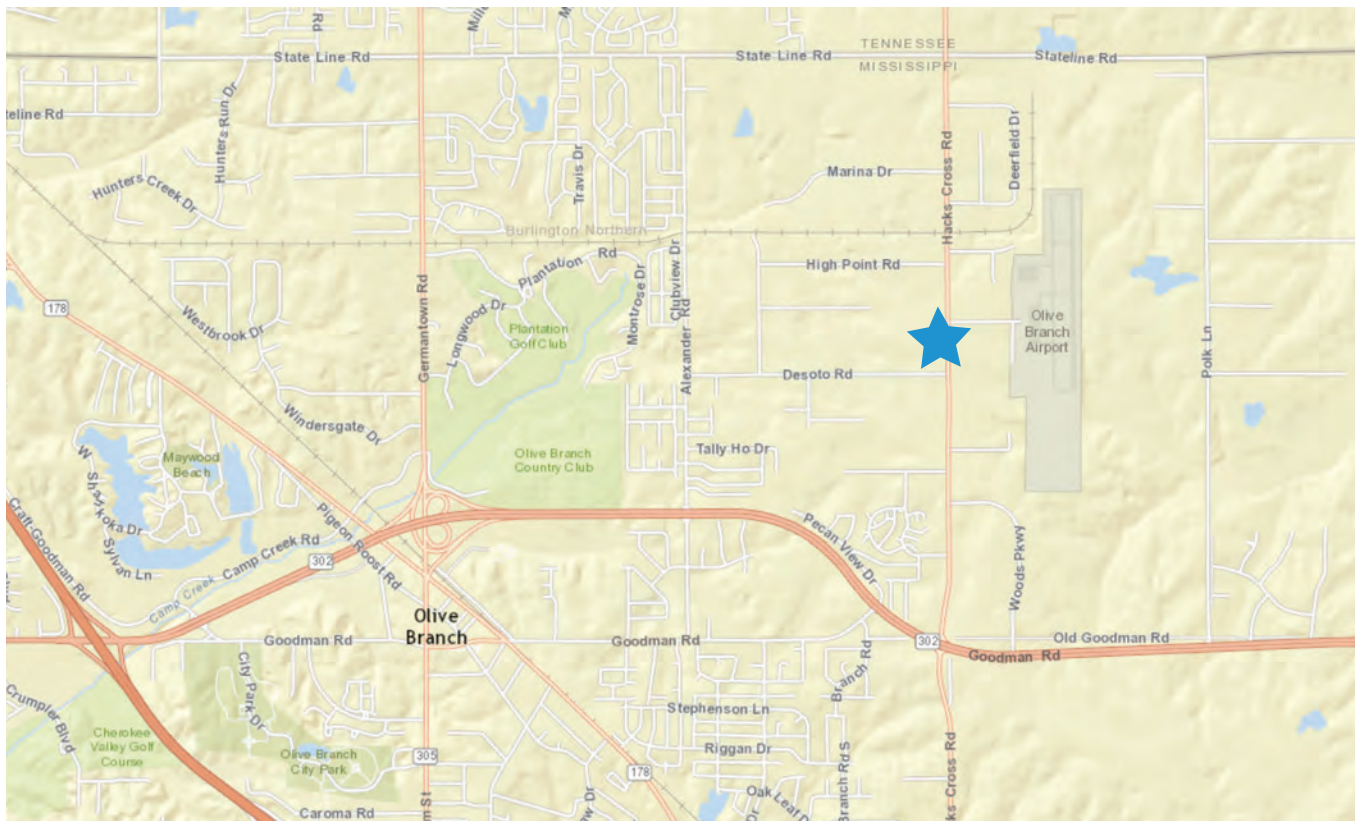
# Office & Warehouse

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## Site Photos



## Location Map



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# Industrial Warehouse

HACKS - DESOTO BUSINESS CENTER

## Area Highlights

The Hacks - Desoto Business Center is located in the Desoto County submarket, one of the top dominant submarkets within the Memphis Metro area. With over 46 million square feet of product, and still growing, Desoto County is the second largest submarket behind the Southeast at 96 million square feet and Southwest at 45 million square feet. Although second in size when it comes to overall product inventory, Desoto County includes the newest and most up-to-date facilities as well as commands some of the highest rents and building values across the market. Since 2008, nearly all new construction for Class A Bulk Industrial space has occurred in the Desoto County submarket. Hillwood, Prologis, IDI Gazeley and Panattoni have all acquired and developed master planned parks in the submarket since the early 2000's. Economic incentives combined with a skilled workforce and access to major logistical modes of transportation have and will keep Desoto County on the forefront for all types of warehousing and distribution user groups.

## 2017 Demographic and Income Profile

	1.0 Mile	3.0 Miles	5.0 Miles
Population	2,035	38,509	98,320
Households	783	13,861	34,846
Average HH Income	\$58,995	\$76,426	\$78,218