



# DESOTO 55 LOGISTICS CENTER

Building B - 99,978 SF Available

1222 Commerce Parkway, Horn Lake, MS 38637



COLLIERS INTERNATIONAL

[WWW.DESOTO55.COM](http://WWW.DESOTO55.COM)

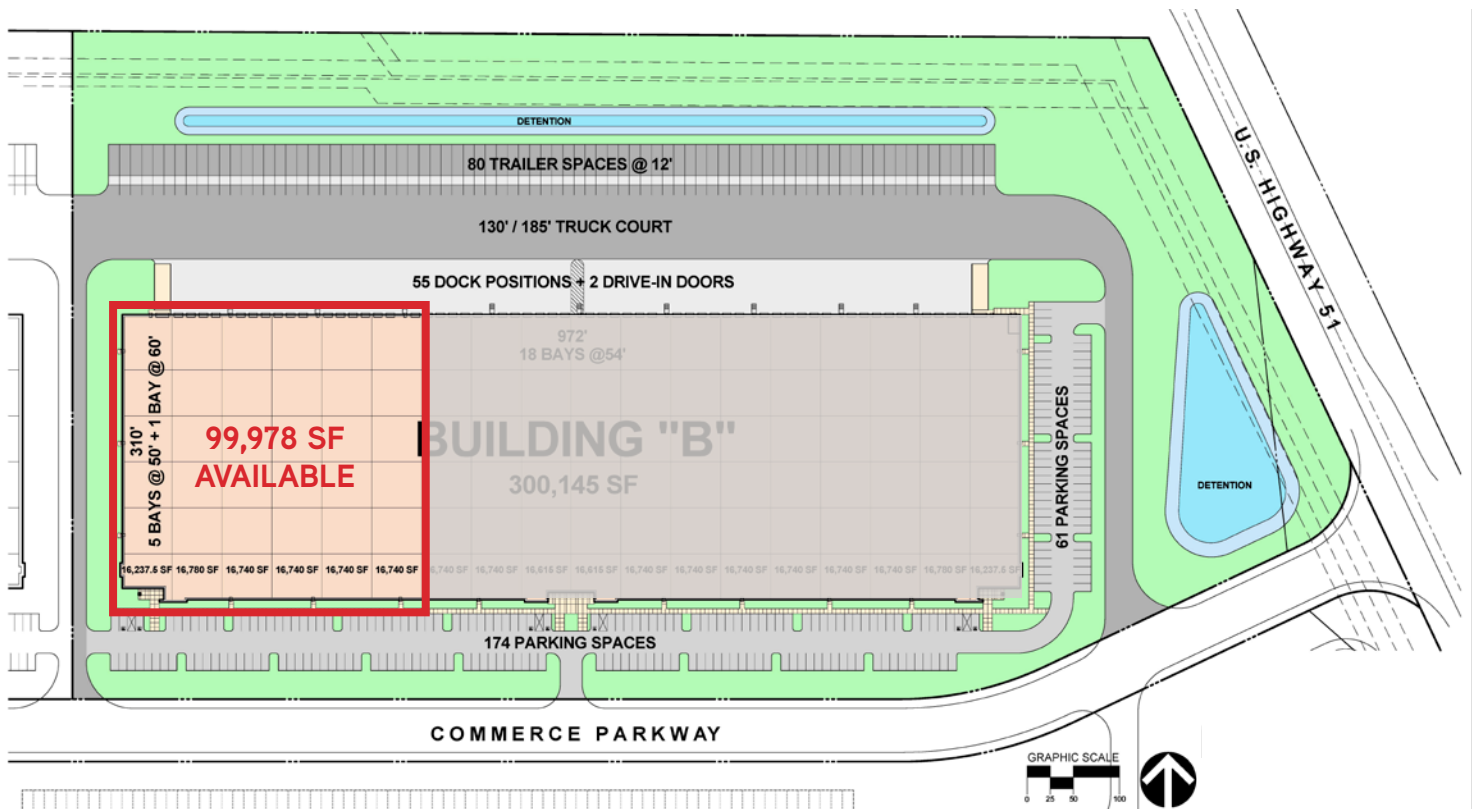


DEVELOPER

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## Building B



## INCENTIVES

### Quick and Easy Application Process

The application process for real, personal and Freeport tax exemptions is quick and easy. Generally, the Tenant is able to complete the application without assistance from attorneys, consultants, etc. Core5 will be happy to support and assist Tenant throughout this process.

### Real and Personal Property Tax Exemptions

DeSoto County grants both real and personal property tax exemptions for a period of ten (10) years. The exemption includes both real and personal property, however, it does not exempt school tax, road and bridge tax as well as taxes for parks and libraries.

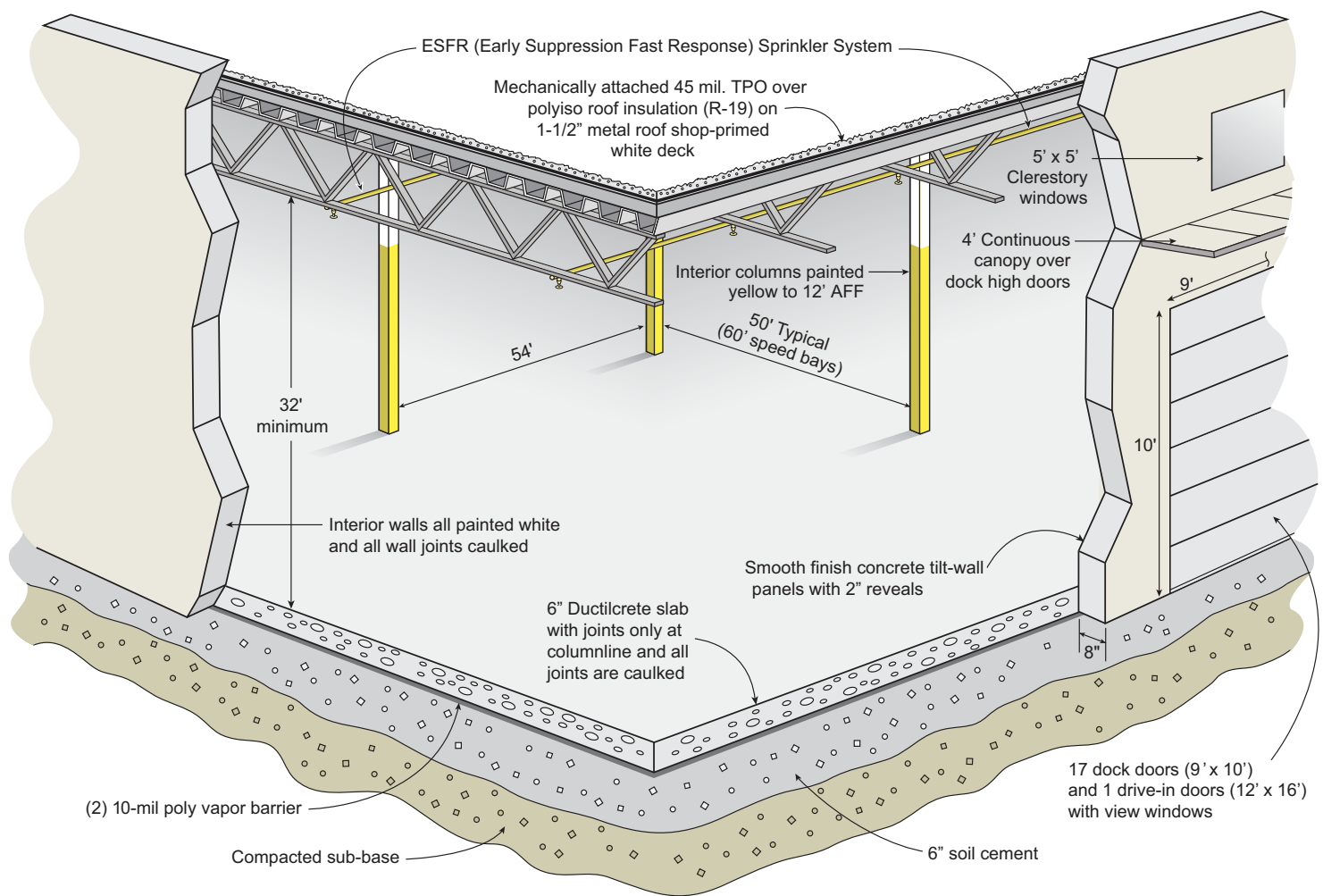
### Inventory Tax

By virtue of Mississippi's Freeport Warehouse law, Tenants are exempt for property taxes on all finished goods that are shipped outside of the state of Mississippi.

### Tax Assessment Ration

One key factor to note in comparison with neighboring Tennessee is the difference in the tax assessment ration on real and personal property. Mississippi assesses it's commercial property at 15% while Tennessee assesses it's at 40%. Hence, the taxes on commercial property are lower in Mississippi than Tennessee even before tax incentives are applied.





## SPACE SPECIFICATIONS

<b>Square Footage</b>	99,978 SF available (310' x 972')
<b>Site Area</b>	+/-20.8 acres
<b>Configuration</b>	Rear Load
<b>Slab Thickness</b>	Concrete slab (6" thick, 4,000 psi with Lapidolith floor sealer/hardner)
<b>Column Spacing</b>	54' wide x 50' deep, with 60' loading bays (+/-16,740 SF bays)
<b>Clear Height</b>	32' clear minimum
<b>Dock High Doors</b>	17 – 9' x 10' insulated dock high doors with 4' exterior continuous canopy
<b>Drive-In Doors</b>	1 – 12' x 16' ramped, drive-in doors
<b>Truck Court Depth</b>	185' deep full concrete truck court, with 60' concrete apron
<b>Auto Parking</b>	124 auto spaces
<b>Trailer Storage</b>	30 trailer storage locations
<b>Electrical</b>	277/480 volt, 3 phase (amps designed to meet tenant's needs if BTS)
<b>Sprinkler</b>	ESFR sprinkler system with fire pump





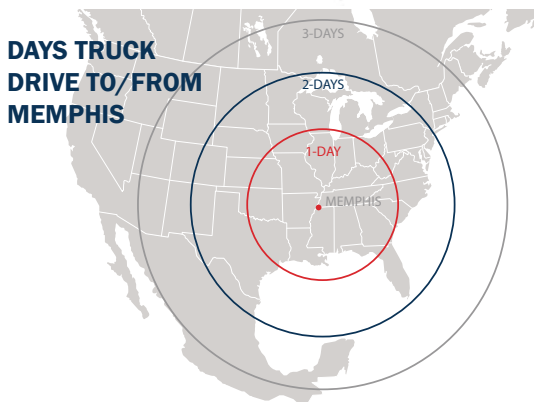
## Major Transportation Routes



Extension of I-69 (nicknamed the NAFTA Highway). Described as the largest North-to-South traveled thoroughfare running from Montreal, through Memphis, to the Texas-Mexico border. It is estimated that 40% of all US manufacturing travels down this corridor.

## Tri-State Rail & Airport Access

Within minutes from DeSoto 55, the Memphis rail line is the 3rd most-connected rail center in the World & is 1 of only 3 cities to have FIVE Class railroads (NS, BNSF, CN, UP, and CSX)



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