

40,000 TO 91,000 SF AVAILABLE



Ridgeway Industrial Park

10795 RIDGEWAY INDUSTRIAL DRIVE, OLIVE BRANCH, MS



Lease Opportunity

Colliers International Memphis is pleased to present several vacancies at Ridgeway Industrial Park which is located in the heart of DeSoto County's metro industrial park. Originally developed in 1990, Ridgeway Industrial Park is a gated 372,375 square foot industrial footprint consisting of four buildings with great flexibility in size ranges in one central location. Ridgeway Industrial Park offers easy access to I-22, I-69, MS-302, TN-385 and US-78. This park is minutes from the Memphis International Airport, FedEx and UPS Hubs, BNSF Intermodal Terminal and the Norfolk Southern Intermodal Terminal.

Contact Us:

PRESTON THOMAS, SIOR
901 375 4800 | EXT. 4908
MEMPHIS, TN
preston.thomas@colliers.com

BRAD MURCHISON
901 375 4800 | EXT. 4917
MEMPHIS, TN
brad.murchison@colliers.com



Ridgeway Industrial Park

LOT 12 SECT "F"

RIDGEWAY INDUSTRIAL ROAD

KREULEN FUTURE DEVELOPMENT

LOT 5

**LOT 7
10,294 AC.**

**LOT 6
6,282 AC.**

LOT 4

VANDEBURG

DAVIS

GRAPHIC SCALE

(IN FEET)

1" = 60' 0"

RUSSELL & COMPANY
ENGINEERS
SURVEYORS

NOVEMBER 1984
DESOTO COUNTY, MISSISSIPPI

SECTION 12 OF LOT 12

FINAL SURVEY OF LOT 12 OF SECTION 12 OF TOWNSHIP 1 SOUTH RANGE 6 WEST

LOCATED IN DESOTO COUNTY, MISSISSIPPI

DATE: 1-15-85 PROJECT: 121

SCALE: 1" = 60'

Property Highlights

- > **Total SF Available:** 40,000 to 91,000
- > **Office Area:** 800 square feet
- > **Ceiling Height:** 24' to 29'5" clear
- > **Dock Doors:** 18
- > **Drive-in Door:** One
- > **Lighting:** Metal halide (T-5/LED upgrade available)
- > **Construction:** Concrete tilt and metal
- > **Sprinkler:** Class III (ESFR upgrade available)
- > **Roof Type:** Metal
- > **Column Spacing:** 25' x 50'
- > **Building Depth:** 175' deep

Contact Us:

AGENT: PRESTON THOMAS, SIOR
901 375 4800 | EXT. 4908
MEMPHIS, TN
Preston.Thomas@colliers.com

AGENT: BRAD MURCHISON
901 375 4800 | EXT. 4917
MEMPHIS, TN
Brad.Murchison@colliers.com

AVAILABLE > 40,000 SF - 91,000 SF

Aerial



AVAILABLE > 40,000 SF - 91,000 SF

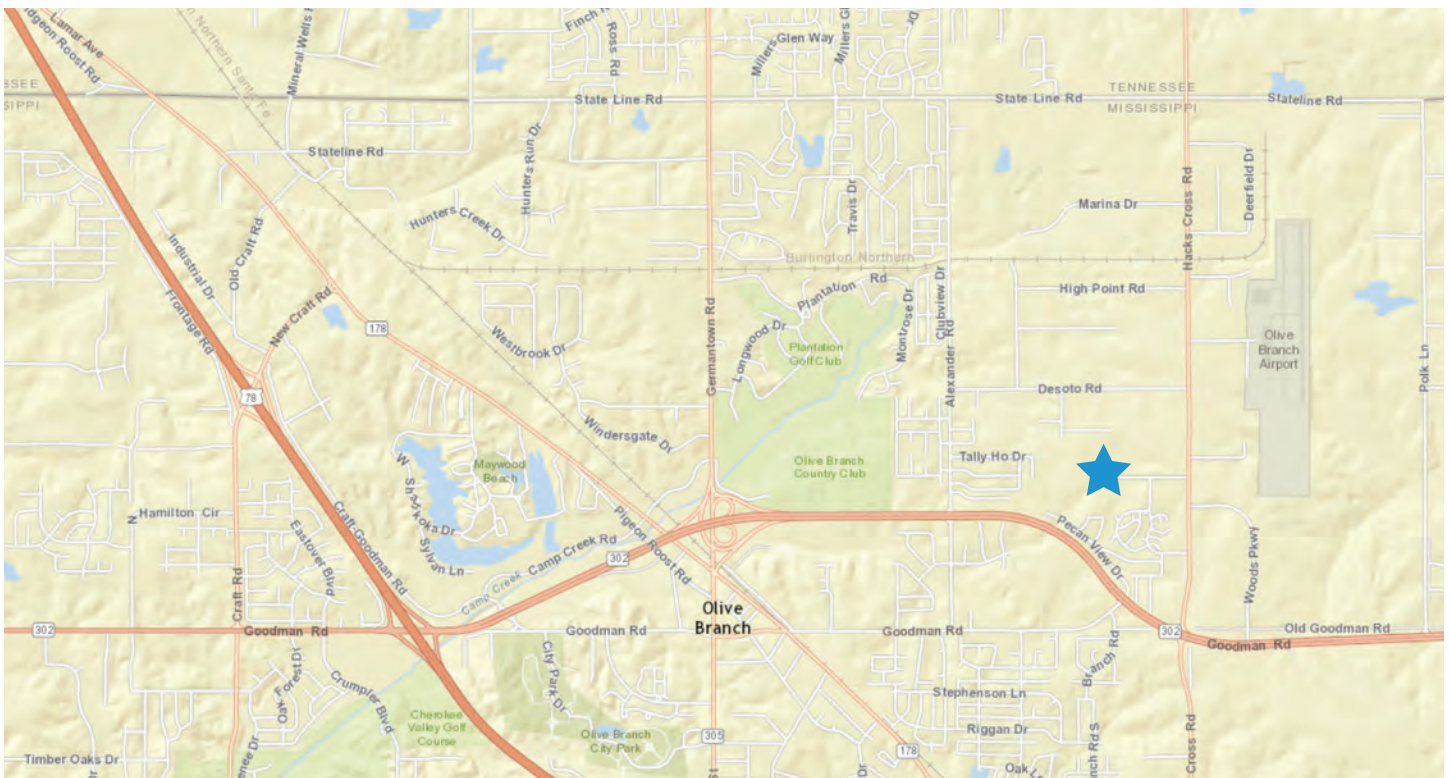
Ridgeway Industrial Park

OLIVE BRANCH, MS 38654

10795 Ridgeway Industrial Drive is located in the Desoto County submarket, one of the top dominant submarkets within the Memphis metro area. With over 43 million square feet of product, and still growing, Desoto County is the third largest submarket behind the Southeast at 96 million square feet and Southwest at 45 million square feet. Although third 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.

The Memphis metro's industrial market is seeing one of the tightest inventories of available space in more than a decade. This is no surprise considering the market has experienced more than 13.5 million square feet of net absorption in the last six quarters while new deliveries have totaled only 4.3 million square feet. Industrial rental rates have most certainly risen, though it is hard to get an accurate handle on a good average with so many owners/landlords preferring to negotiate deals rather than quote a rate. The current 8.1% vacancy rate in warehouse inventory is a bit misleading considering that occupancy rates on Class A space hit 6.2% at the end of Q2 2016.

Location Map



Information contained herein was obtained from sources deemed to be reliable. It is submitted subject to errors, omissions, and without warranty.

