



**SITE**



- A**  
**Area A**  
6,900± SF office  
52,000± SF of warehouses  
18,500± SF of sheds  
9.0± AC
- B**  
**Area B**  
1,000 SF office  
154,800± SF of warehouses  
10.2± AC
- C**  
**Area C**  
1,000± SF office  
37,500± SF of warehouses  
44,800± SF of sheds  
9.0± AC

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2200 Cole Rd., Horn Lake, MS 38637

# Industrial Campus - 28± Acres

in Horn Lake, MS

DeSoto County is the **fastest growing** county in Mississippi *usa.com*

## 250,000± SF

Available for Sale or Lease



Just 6 minutes from Major Highway



Zoned M-1 (Light Industrial)



Heavy Power

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# Property Features

250,000+ SF buildings	Former lumber processing facility
Various sheds, t-sheds	Willing to subdivide
27.89 AC	1.6 miles to I-55
Zoning M-1 industrial	3.9 miles to I-69
Heavy power 480V 3 phase	19.6 miles to I-240
Rail adjacent – Grenada Railroad – Shortline provider connecting to CN, UP, BNSF, NS, KCS and CSX	

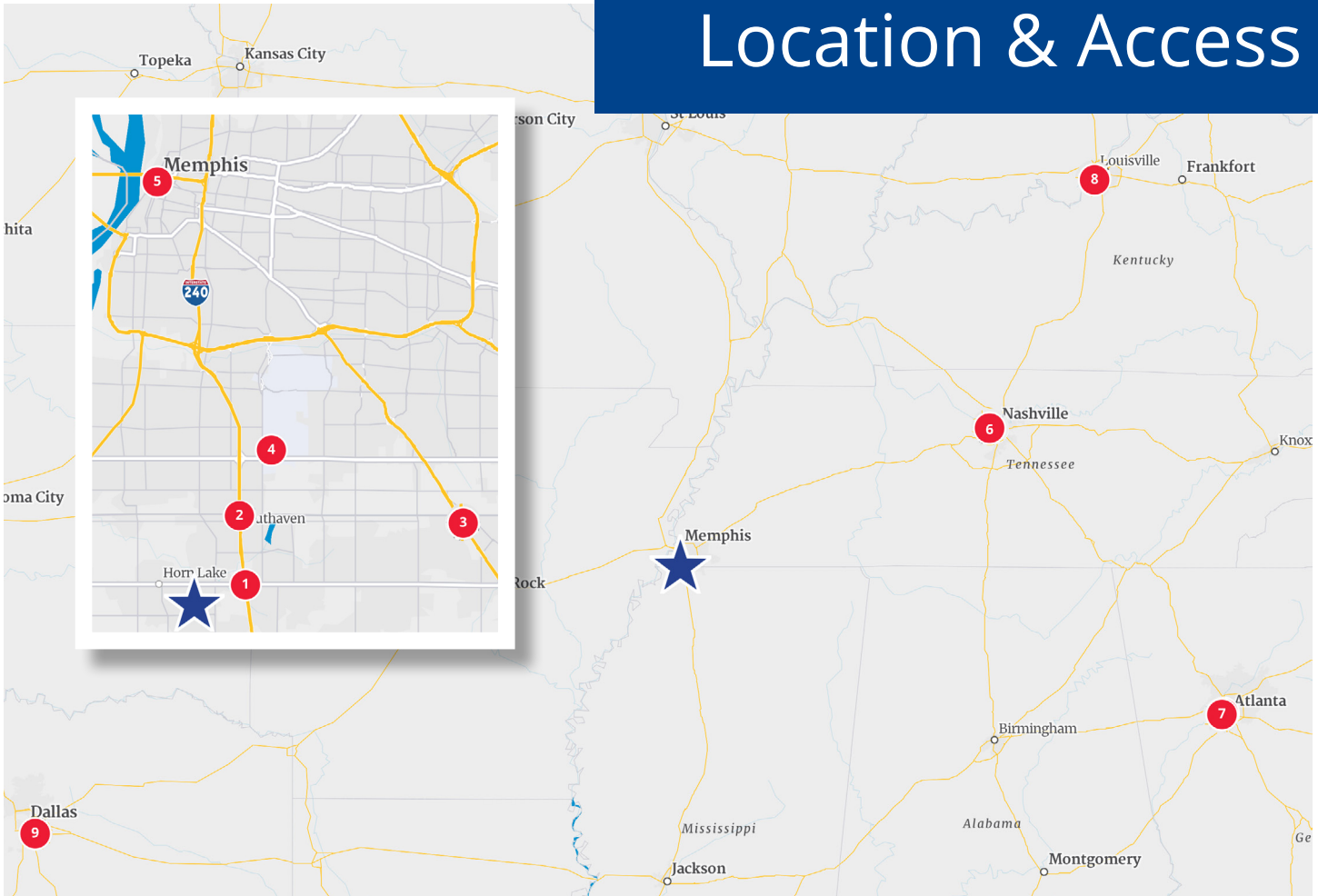


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# Property Features



# Location & Access



Travel Distances					
1	I-55/I-69	6 min	6	Nashville, TN	3 hrs.
2	TN/MS Stateline	9 min.	7	Atlanta, GA	5 hrs.
3	Hwy. 78/I-22	12 min.	8	Louisville, KY	5 hrs.
4	Memphis Int. Airport	15 min.	9	Dallas, TX	7 hrs.
5	I-40	19 min.			

**231± Million SF  
of Industrial  
Warehouse  
Space Within a  
15 Mile Radius  
of Property**

## Our mission

Maximize the potential of property to accelerate the success of our clients and our people.

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