



Photo Source: Costar.com

For lease

Square Footage:

181,350

 [VIEW ONLINE](#)

Contact us:

Tim Mashburn

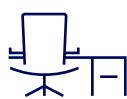
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Olive Branch Distribution Center

[11244 S. Distribution Cove | Olive Branch, MS 38654](#)

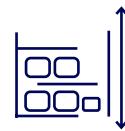
Olive Branch Distribution Center is a Class A industrial building strategically positioned at the southwest corner of Stateline Road and Polk Lane, just off of MS-302. This prime location offers outstanding connectivity, placing tenants within easy reach of major transportation routes and facilities.



Build-to-suit
office space



20 (9' x 10') dock
doors & 1 ramped
drive-in



32' clear
ceiling height



Approximately
two (2) miles
from MS-302

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Property Profile

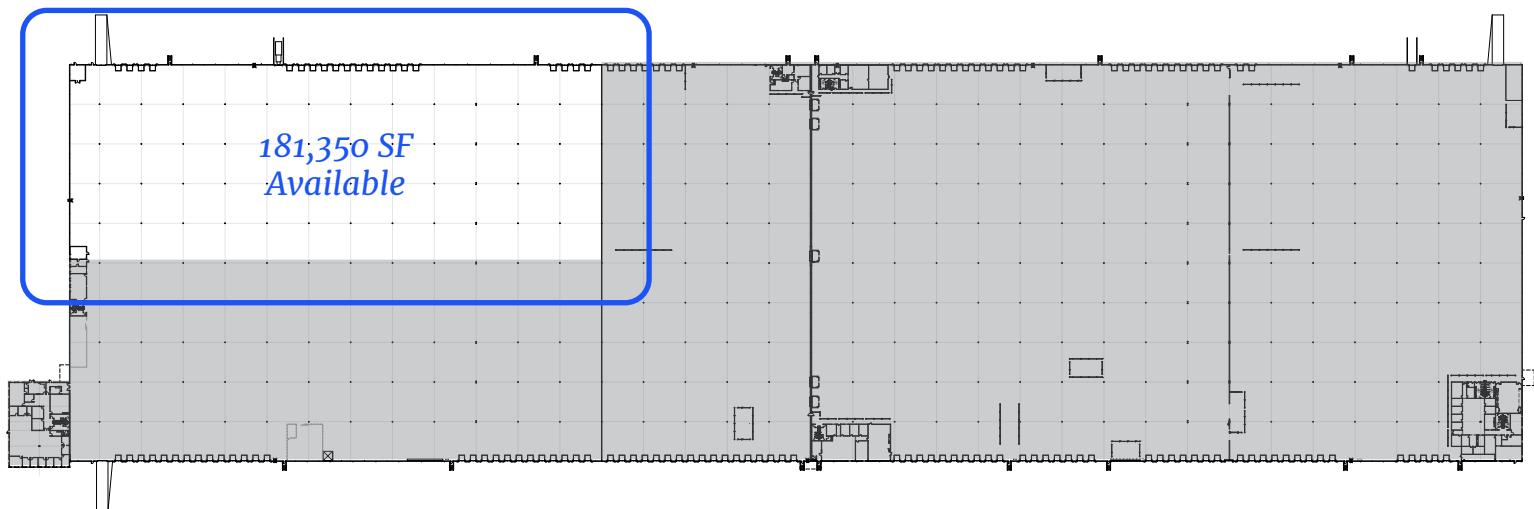
Strategically positioned in the heart of Olive Branch's thriving industrial corridor, the area is home to a strong base of nationally recognized companies, including Milwaukee Tool, McKesson, William-Sonoma, and Helen of Troy, among others. Olive Branch Distribution Center offers an ideal location for businesses seeking accessibility, efficiency and long-term growth for both the Memphis and North Mississippi workforce.

- 181,350 SF available for lease
- BTS office space
- 20 (9' x 10') dock doors - *equipped with levelers, shelters & restraints*
- 1 ramped drive-in door
- 32' clear height
- LED lighting
- ESFR sprinkler system
- Column spacing: 54'10" x 52'
- Ample parking spaces
- 130' fenced truck court
- Located in Olive Branch, MS just off of Stateline Road and Polk Lane, making it within minutes to the city of Memphis



Photo Source: Costar.com

Building Plan



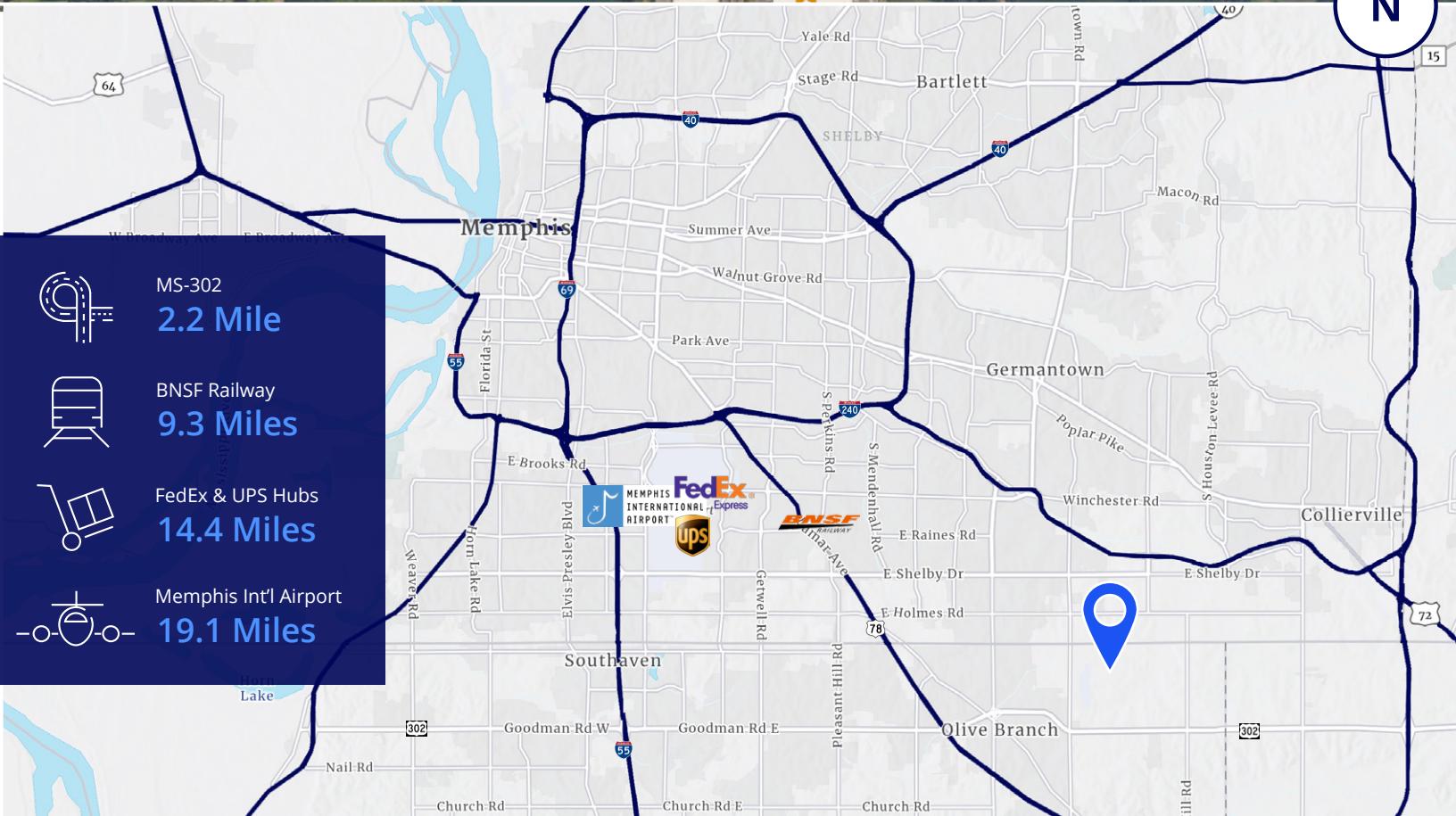




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Our mission

Maximize the potential of property and real assets to accelerate the success of our clients, our investors and our people.



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