



For lease

Olive Branch Distribution Center 11244 S. Distribution Cove Olive Branch, MS 38654

Olive Branch Distribution Center is strategically located on the southwest corner of Stateline Road and Polk Lane, near SH-385, I-240 and US-78 in Olive Branch, Mississippi.



371,590 SF of industrial space available



Class A industrial building



46 (9' x 10') dock doors & 2 ramped drive-in doors



Quick access to SH-385, I-240 & US-78

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Accelerating success.

Square Footage:

371,590

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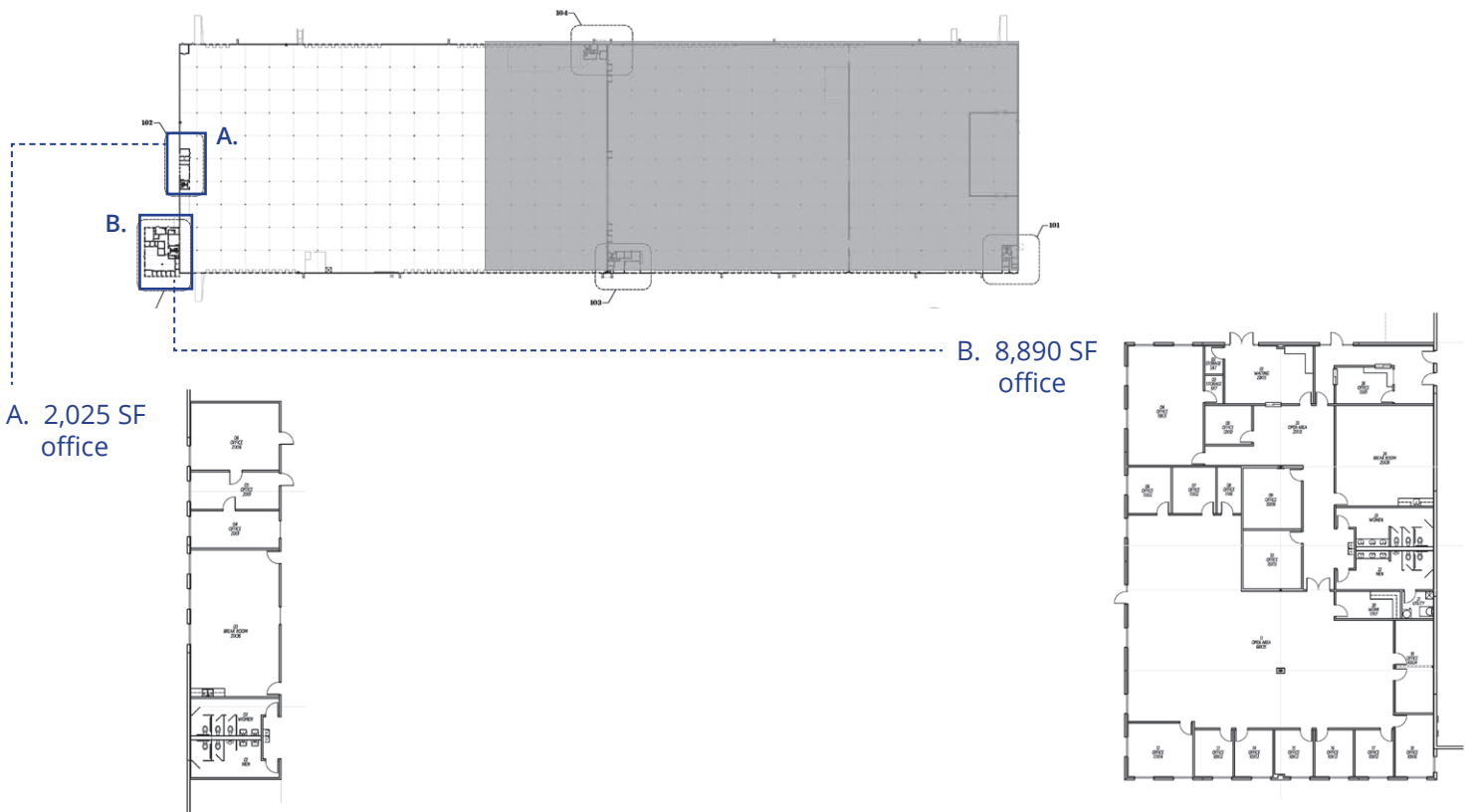
Property Profile

Building Specifications

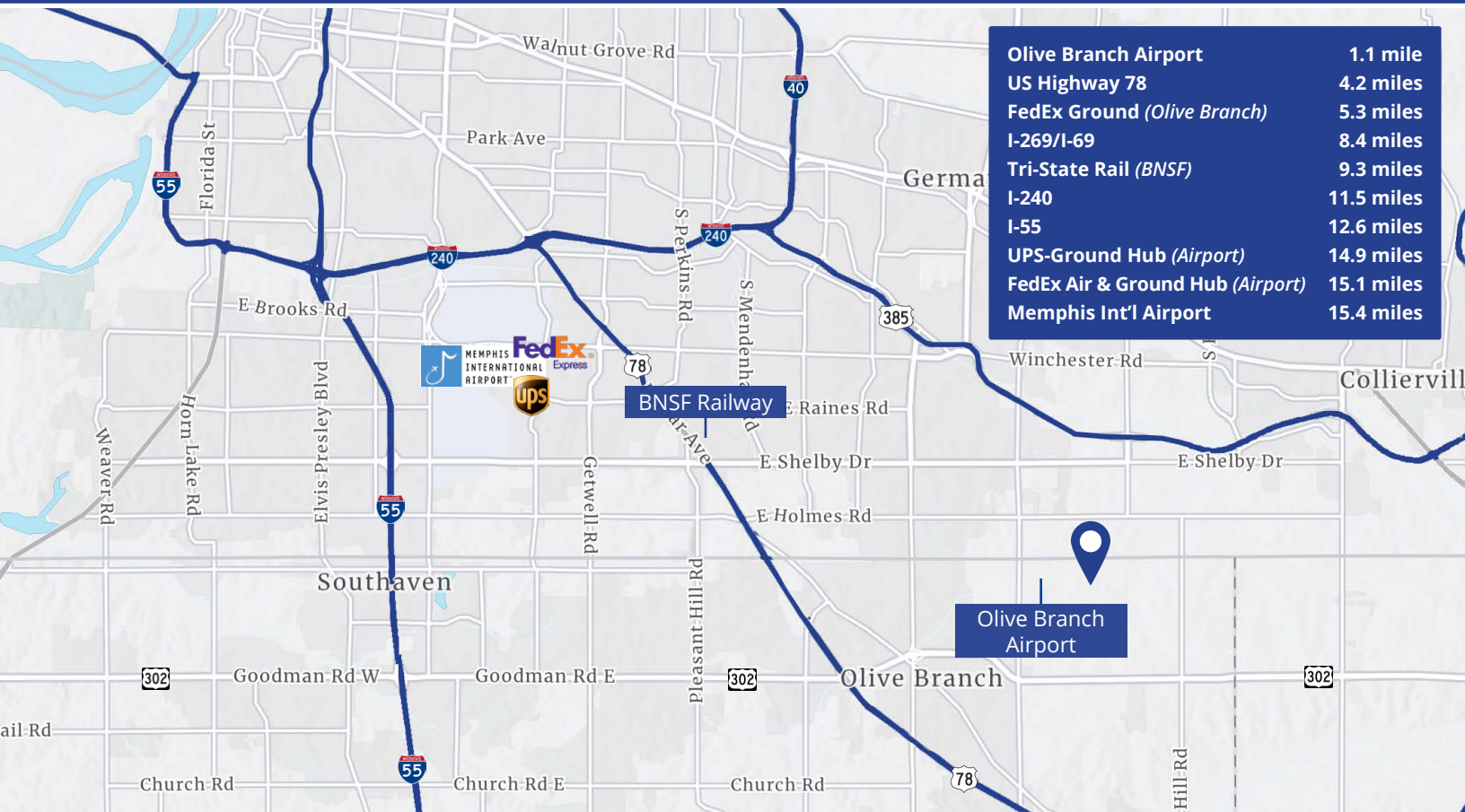
- 371,590 SF available for lease
- 10,915 SF of total existing office areas in 2 locations
- 32' clear height
- T-5 lighting
- ESFR sprinkler system
- Column spacing: 54'10" x 52'
- 46 (9' x 10') dock-high doors - crossed docked, equipped with levelers, shelters & restraints and 1 compactor door
- 2 ramped drive-in doors
- 1 generator in available space
- 145 auto parking spaces
- 130' fenced truck court with guard house
- 180' trailer spot locations
- 90 total striped trailer parking space on east & west sides
- Located in Olive Branch, MS just off of Stateline Road and Polk Lane, making it within minutes to Memphis, TN



Building Plan



Location



View Online
colliers.com/memphis



Contact



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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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