



Colliers

11200 Wildwood Drive | Olive Branch, MS 38654

For Sale

465,000± SF Building

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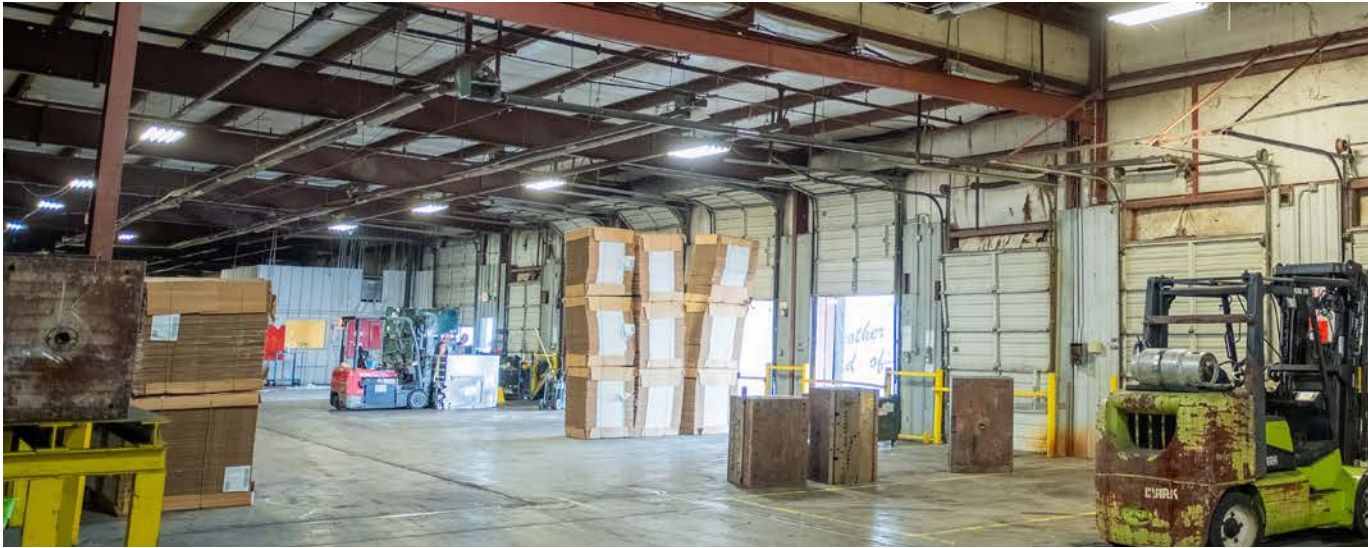
COLLIERS

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Listing Summary



11200 Wildwood Drive | Olive Branch, MS



The Listing

Colliers is pleased to offer for sale 11200 Wildwood Drive in Olive Branch, Mississippi. The offering consists of a 465,000 square foot manufacturing and distribution building on 19.48 acres positioned in the most coveted submarket of the Memphis MSA. Built and used by American Plastic Toys Inc. in 1980 with multiple additions over the years, the building and property have been well maintained and is well suited for another manufacturing user. Given the history as an injection molding, assembly, and distribution facility; the building boasts heavy power, a powerful sprinkler system, active rail access, and ample loading opportunities. The Olive Branch market is a very coveted area due to its growing population, solid workforce, and very low crime making this an excellent choice for any manufacturer looking in the Southeast United States.

Property Information

• Address

- 11200 Wildwood Drive,
Olive Branch, MS 38654

• Building Size

- 465,000 square feet

• Construction Type

- Steel frame construction

• Usage

- Ideal for manufacturing or
distribution

• Year Built

- Original construction in 1980

• Renovations

- Multiple over the years; last
in 1990

• Zoning

- M-2 heavy industrial

• Parking

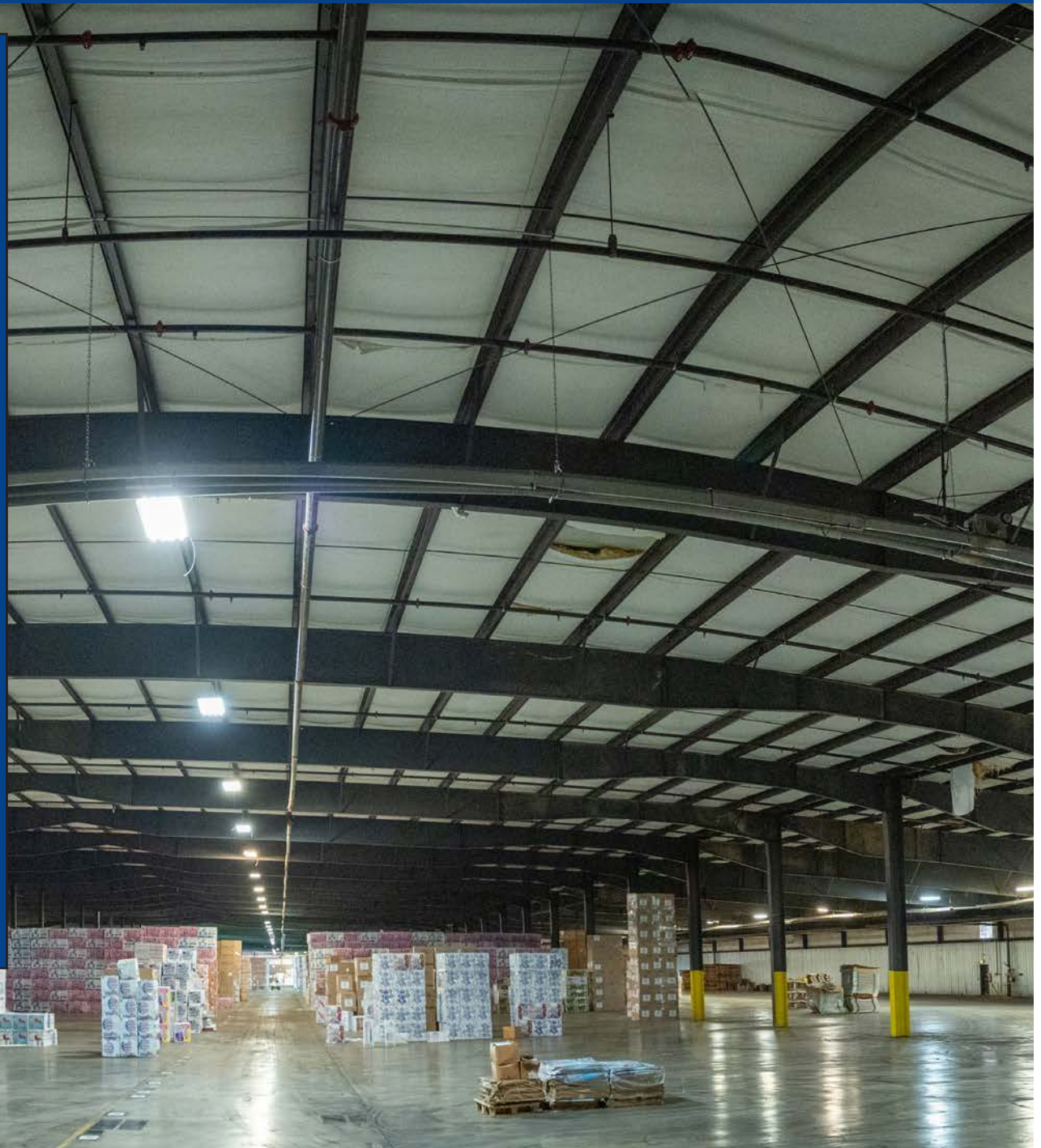
- 180+ parking spaces

• Lot Size

- 19.48 acres

Building Highlights

- Ample power with two services
 - 1- 75 kVA service
 - 1- 1,500 kVA service
- ACTIVE rail service
- 15' - 25' clear height
- 19 dock doors with pit levelers
- 4 grade level doors
- 25' x 50' columns and 25' x 100' columns
- Slab is in great condition
- T-5 motion lights
- 5,000 SF office space



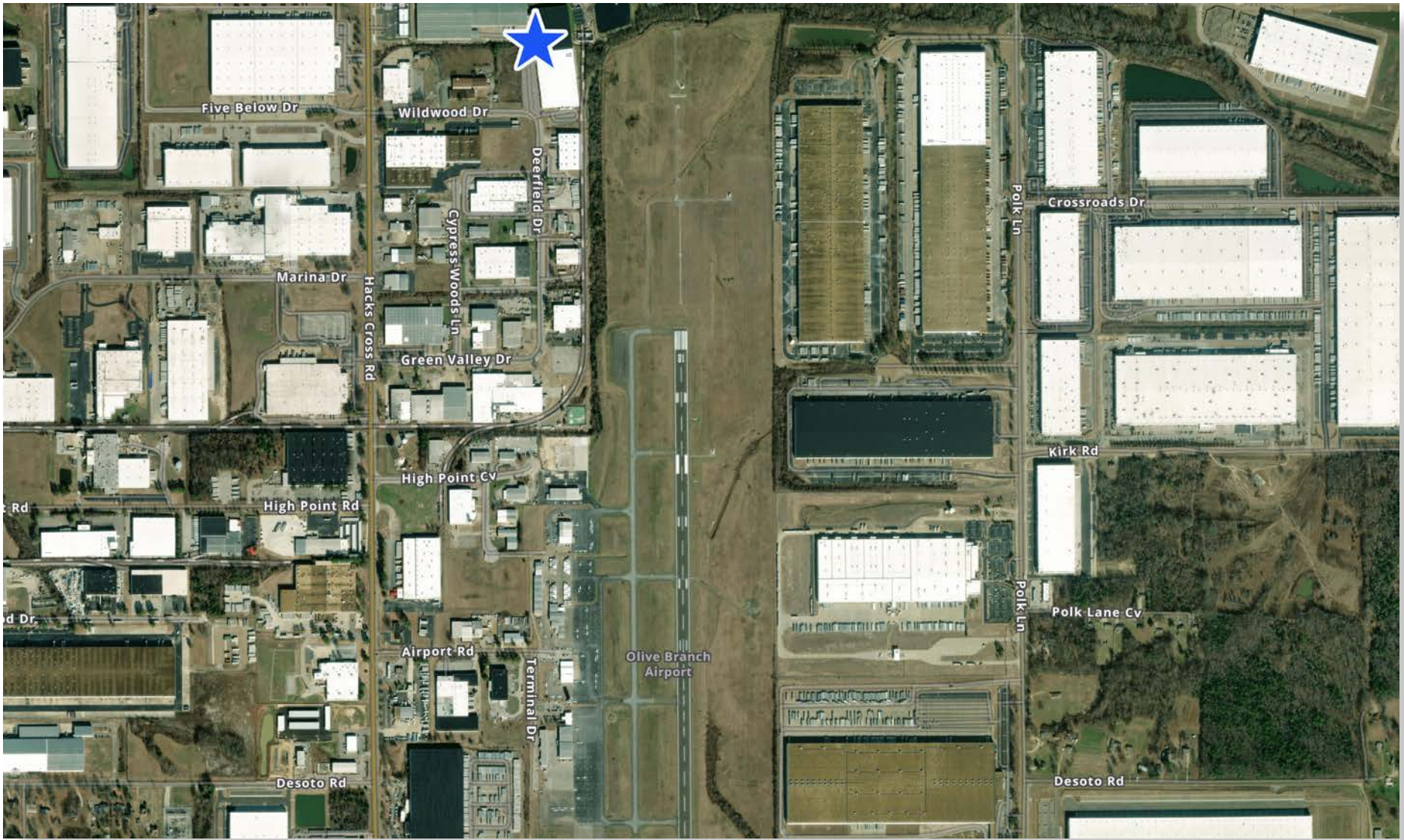
Property Features

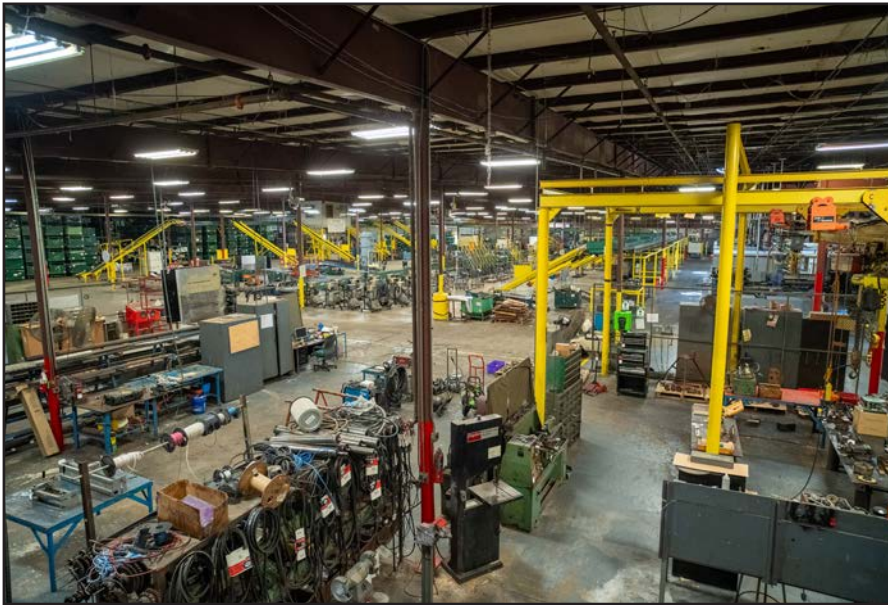


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Column Spacing	25' x 50' in the original building; 25' x 100' in the east/ west structure
Clear Height	15' - 20' clear in section 1 of the original building and 20' - 25' clear in section 2 of the original building. 19' - 22' clear in the east/west structure.
Power Capacity	Consists of two electrical services up to 1,500 kVA, and currently has 3,500 amps total to the building. Has existing bus duct for the manufacturing area. Power is supplied by Northcentral Electric Cooperative which is ultimately supplied by the Tennessee Valley Authority.
Rail	Property has active rail service from RJ Corman that runs along the east side of the building.
Gas	Building is supplied with natural gas through the City of Olive Branch. Warehouse heating is supplied via natural gas.
Water/Sewer	Supplied by the City of Olive Branch.
Dock/ Grade Level Doors	19 docks each with a pit leveler; docks are 8' - 9'. Four grade level doors; 3 - 8'x 9' and 1 - 12' x 14'. All docks are under a dock canopy for easy unloading in all elements.
Fire/Sprinkler System	Wet system with density of .30/3,000 SF.
Ventilation	Vents are located throughout the building for solid air movement.
Lighting	Recently replaced T-5 lights on motion.
Roof	Recent roof report shows overall good condition and solid longevity on the majority of the roof.
Additional Notes	5,000 square feet of office space. Multiple maintenance items recently performed by the seller to provide a move-in ready building; property is located next to Olive Branch Airport.

Property Location









Railroad Intermodal Drive Times



- ⑥ Tennessee Yard - 19 min.
- ⑧ Yale Yard - 16 min.
- ② Harvard Yard - 24 min.



- ⑩ Forrest Yard - 28 min.
- ⑦ Rossville Yard - 36 min.



- ⑤ Sargent Yard - 31 min.
- ① Marion Yard - 45 min.



- ④ Harrison Yard - 30 min.
- ③ Intermodal Gateway - 37 min.



- ⑧ Intermodal Gateway - 37 min.
- ⑨ Leewood Yard - 45 min.



Other Drive Times



Memphis Int'l Airport
24 min.

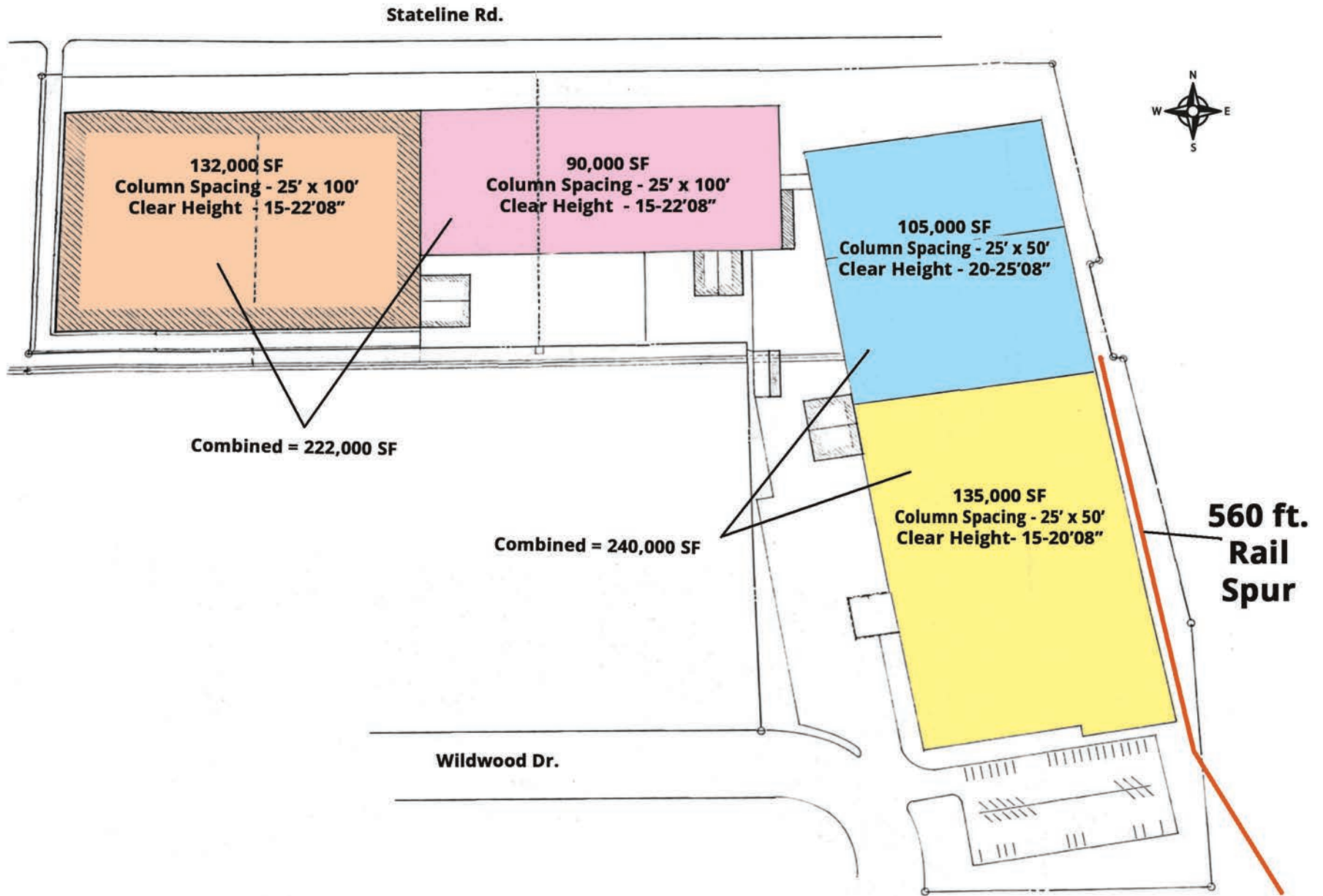
FedEx World Hub
26 min.



FedEx Ground Hub
30 min.



UPS Hub
28 min.



Industrial Building

11200 Wildwood Drive | Olive Branch, MS



Our Mission

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

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