



# POLK LANE LOGISTICS CENTER

345,580 SF

7235 Polk Lane, Olive Branch, MS 38654

[www.idilogistics.com](http://www.idilogistics.com)

 **IDI Logistics**



Polk Lane Logistics Center is a brand new Class A distribution center in Olive Branch, MS. The building is located 15 miles from Memphis International Airport, and 3.5 miles from Interstate 22. This is an ideal for site for local and regional distribution.



## ABOUT IDI LOGISTICS

IDI Logistics is a leading developer and manager of logistics real estate in the U.S. Our fully-integrated logistics platform has a long track record of speculative development, build-to-suits and value-add acquisitions.

We are dedicated to serving our customers with exceptional quality and service.

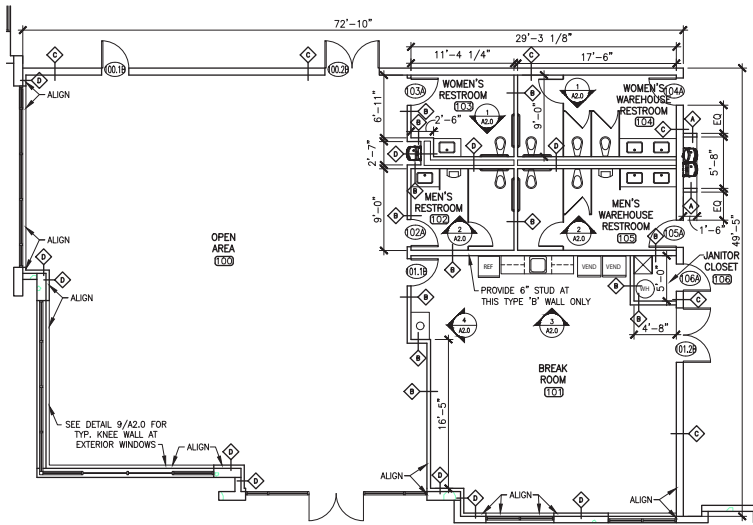


# 345,580 available square feet

LOT SIZE: 28.2 acres

OFFICE AREA: 3,397 SF

CLEAR HEIGHT: 36'



**OFFICE SPACE**  
3,397 SF

## Class A Distribution, Warehouse and Manufacturing Space

DOCK DOORS: 59

DRIVE-IN DOORS: 2

TRUCK COURT: 130' / 185'

AUTO PARKING: 243 spaces

TRAILER PARKING: 66 stalls

WALL CONSTRUCTION: Concrete tilt-wall

COLUMN SPACING: 54' x 50'

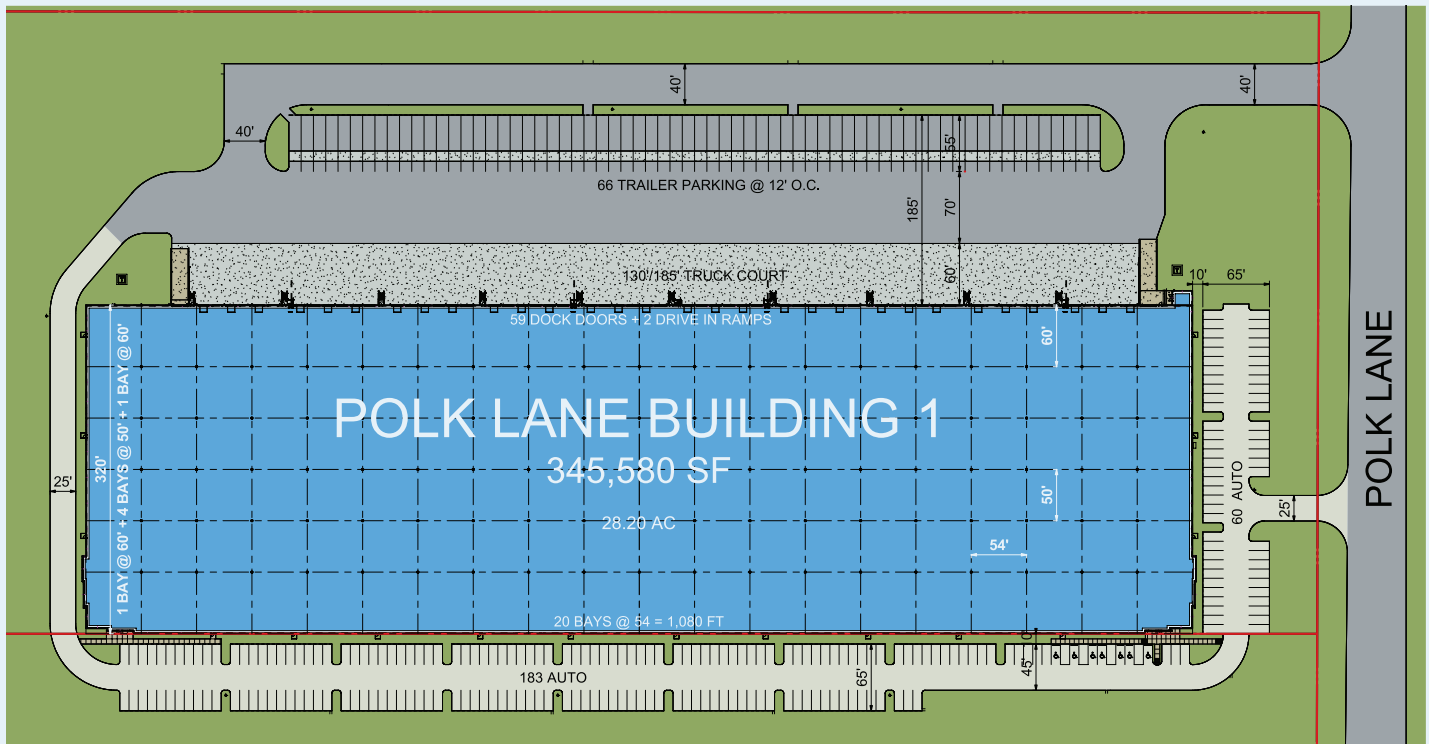
LOADING BAY SIZE: 54' x 60'

CONFIGURATION: Rear-load

FLOOR SLAB: Ductilcrete™ System

FIRE SPRINKLER: ESFR

LEED® SILVER CERTIFIED



# DRIVING DISTANCES

## METRO AREAS

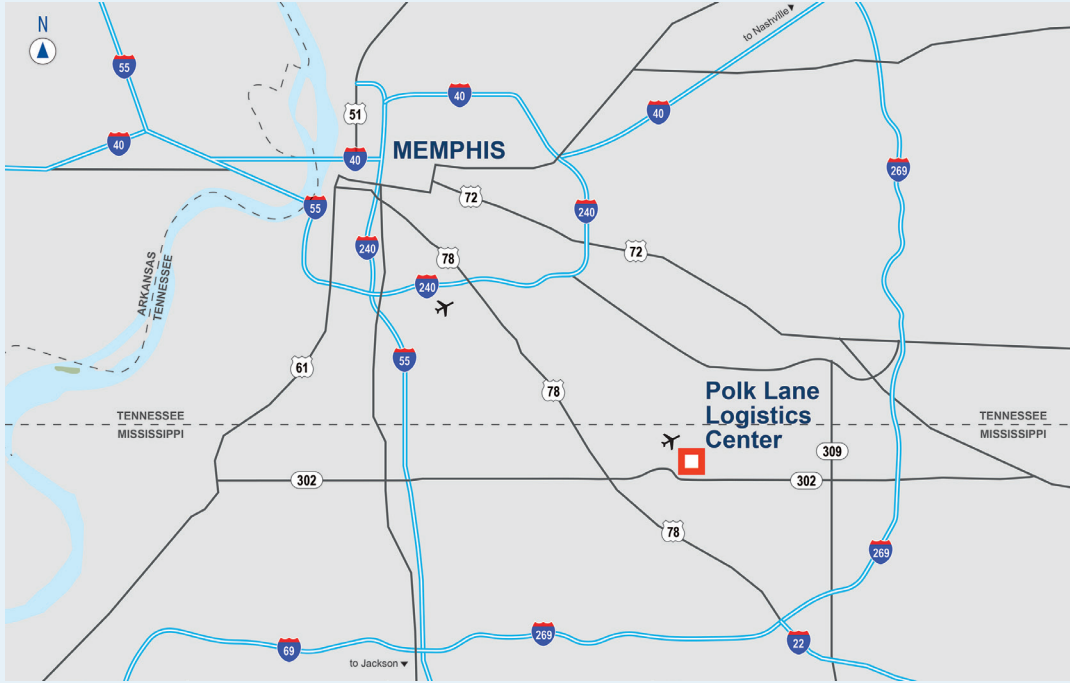
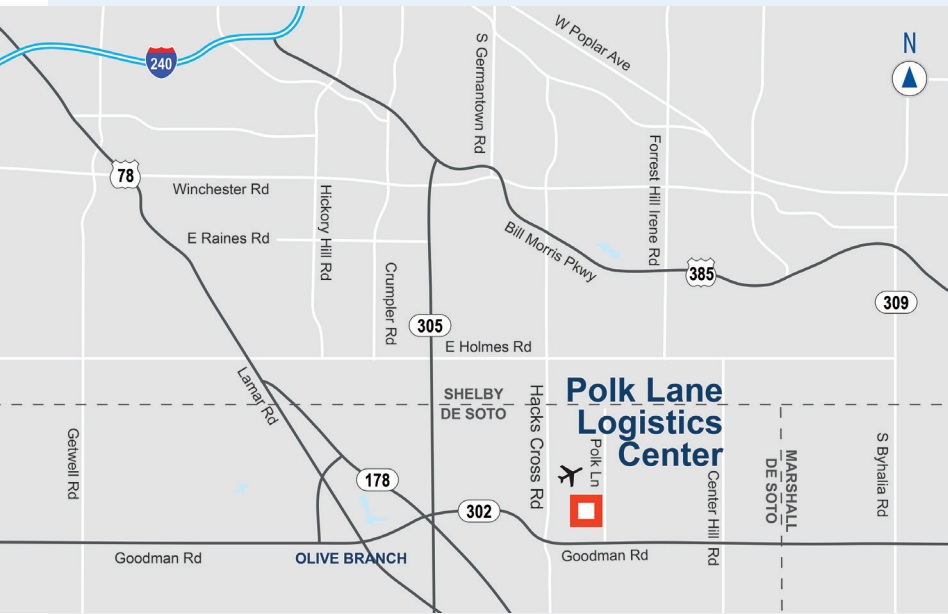
|                   |           |
|-------------------|-----------|
| Memphis .....     | 3 miles   |
| Little Rock.....  | 165 miles |
| Huntsville .....  | 190 miles |
| Jackson, MS ..... | 200 miles |
| Nashville.....    | 215 miles |

## MAJOR ROADS

|                     |           |
|---------------------|-----------|
| I-22/Route 78 ..... | 3.5 miles |
| I-269 .....         | 8 miles   |
| I-55 .....          | 18 miles  |
| I-40 .....          | 18 miles  |

## POINTS OF INTEREST

|                               |          |
|-------------------------------|----------|
| Memphis Int'l Airport.....    | 17 miles |
| FedEx World Hub .....         | 15 miles |
| Union Pacific Intermodal..... | 22 miles |



For more information, or to set up a tour, please contact:



**Russ Westlake**  
 +1.901.261.2613  
 russ.westlake@am.jll.com

**Jack Wahrman**  
 +1.901.261.2611  
 jack.wahrman@am.jll.com

**Jon Harmon**  
 +1.901.680.7104  
 jon.harmon@idilogistics.com