

INDUSTRIAL SPACE FOR SUBLEASE

10700 RIDGEWAY INDUSTRIAL DR

OLIVE BRANCH, MS 38654

CUSHMAN & WAKEFIELD

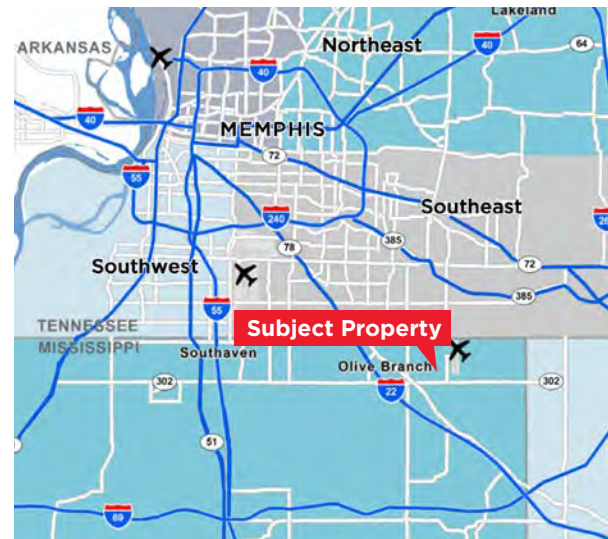
COMMERCIAL ADVISORS



± 38,500 SF INDUSTRIAL SUBLEASE AVAILABLE

Building Highlights:

- Size: ± 38,500 SF
- Clear Height: 24' - 30'
- Dock Doors: 10, two (2) with pit levelers
- Access to two (2) Drive-in Doors
- Office: +/- 300 SF; Restrooms
- Power: 200 amp / 240 volt service
- Wet sprinkler (0.25 gpm / 1,500 SF)
- Sublease through 3/31/2031



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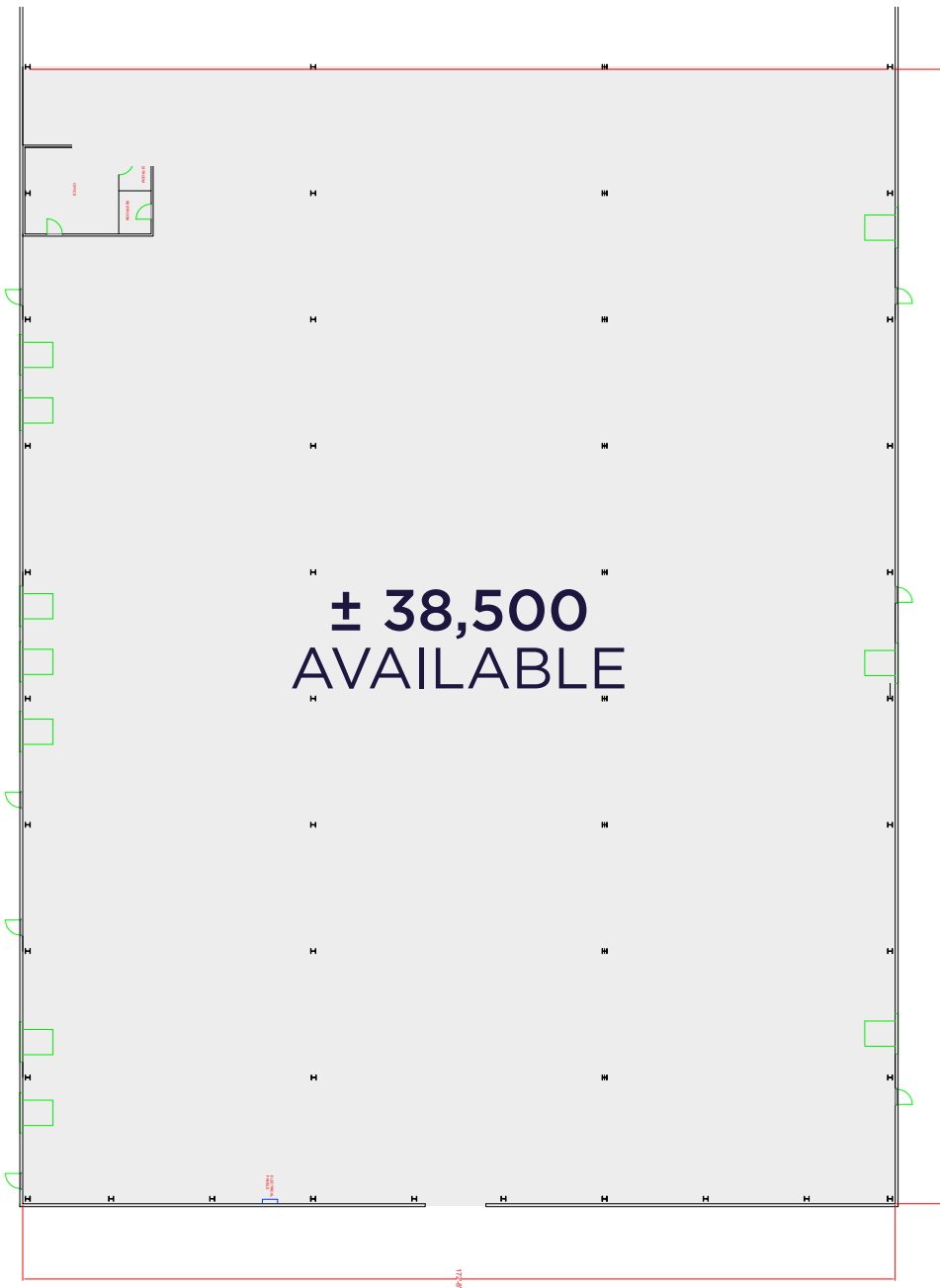
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FLOOR PLAN



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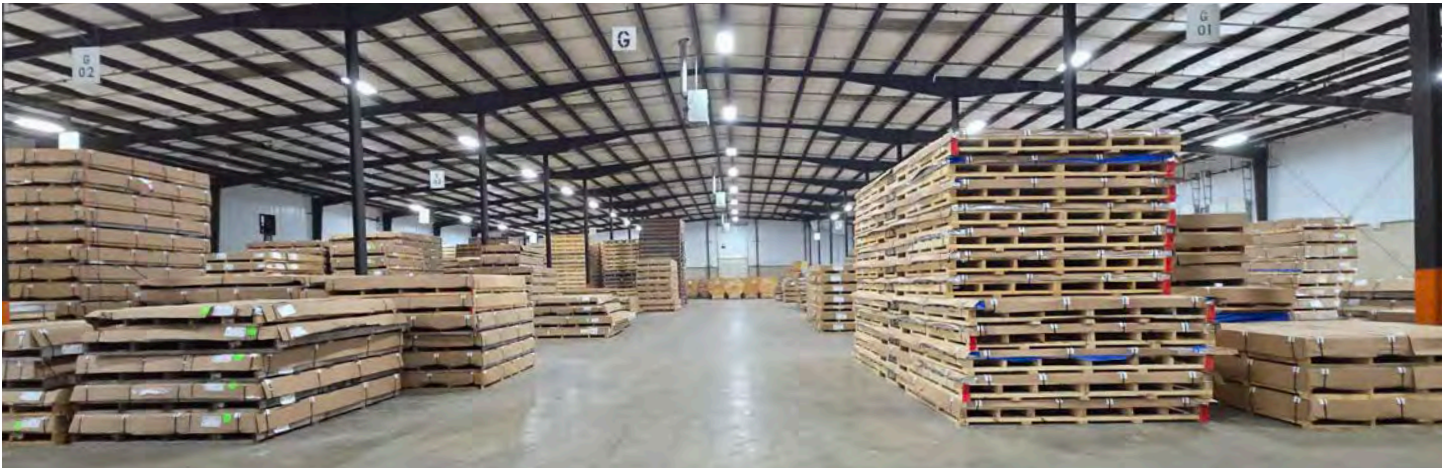
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THE PROPERTY



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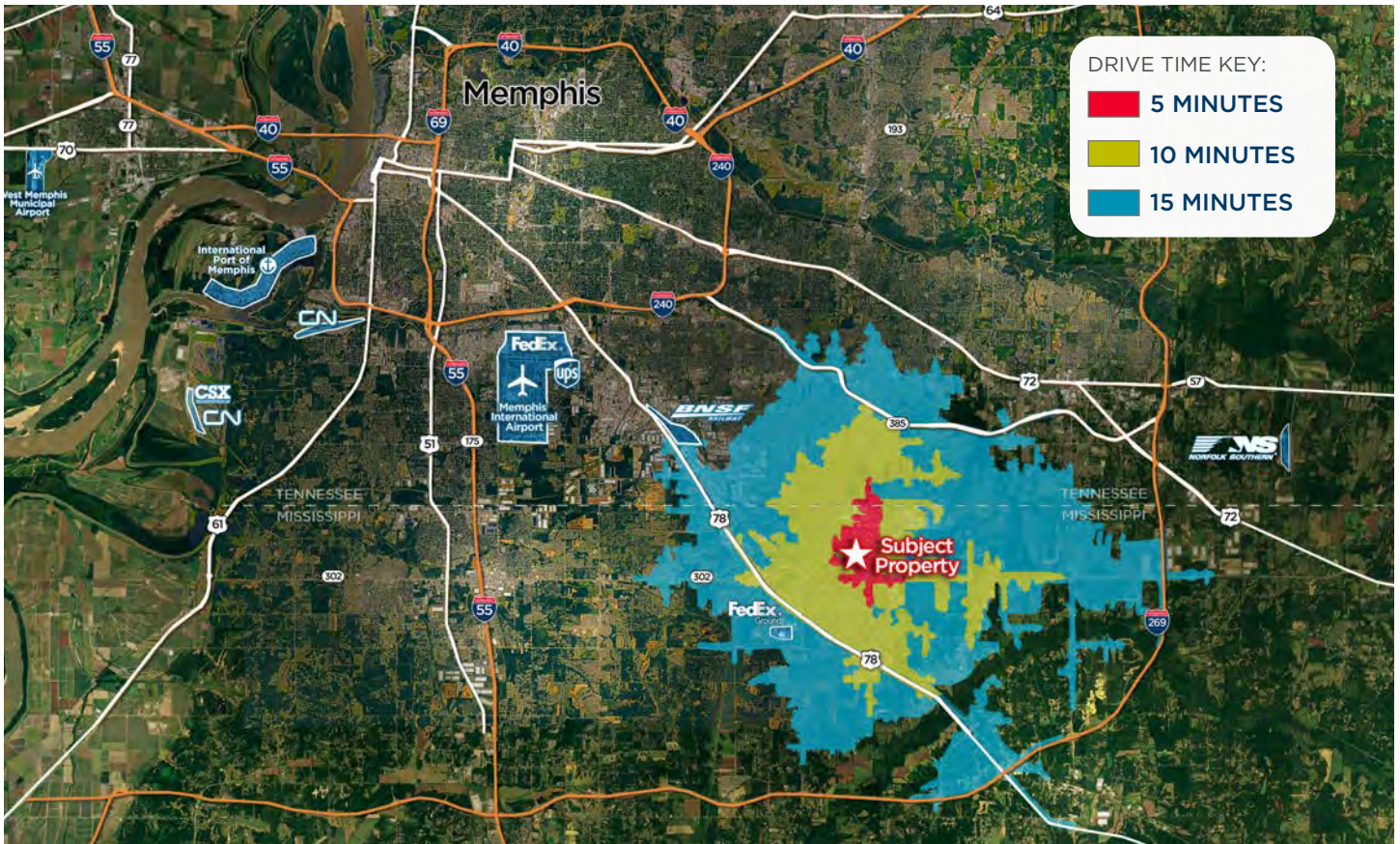
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DRIVE TIME MAP



DRIVE TIME KEY:

■ 5 MINUTES

■ 10 MINUTES

■ 15 MINUTES

Greater than 90% of the world's GDP is within 72 hours of Memphis
 75% of the U.S. population is within a 2 day drive (22 hours)

26 MINS	16 MINS	22 MINS	26 MINS	25 MINS	11 MINS	50 MINS
16 MILES	9 MILES	16 MILES	13 MILES	16 MILES	5 MILES	49 MILES

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