

For Sale | 10777 High Point Rd  
Olive Branch, MS 38654

## Freestanding Warehouse & Distribution Facility

95,000± SF Building on 5.92± AC

10777 High Point Rd is a freestanding ±95,000 SF warehouse and distribution facility situated on 5.92 acres. The property is in good overall condition with recent improvements and features including 18 dock-high doors with levelers, an oversized grade-level door, 25'-30' clear height, heavy power, rail access, and a climate-controlled warehouse.

The site offers excellent connectivity to regional and national transportation networks. With immediate access to Interstate 22 and close proximity to Memphis International Airport, FedEx, and the BNSF Intermodal yard, the property is strategically positioned for efficient logistics and distribution. This makes it an attractive opportunity for both users and investors.



**LISTING CONTACT**  
**MARK BOLDING**

Vice President  
mark.bolding@colliers.com  
Cell: 901 596 3402

**DEBT & EQUITY CONTACT**  
**RANDY ENGEL**

Senior Vice President, Production Manager  
randy.engel@colliers.com  
Cell: 901 569 2235

**COLLIERS**

6363 Poplar Ave. | Ste. 220  
Memphis, TN 39119  
901 375 4800

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# Confidentiality & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of 10777 High Point Rd It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Colliers from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of 10777 High Point Rd or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



# Investment Summary

10777 High Point Rd | Olive Branch, MS | Offering Memorandum

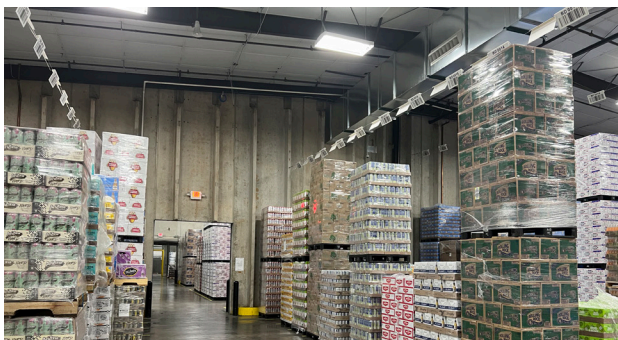
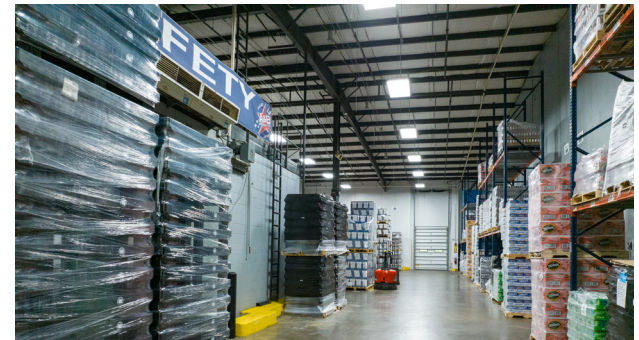
## Property Specifications - Building

Property Address	10777 High Point Rd, Olive Branch, MS 38654
Total Rentable Area	95,000± SF
Land Size	5.92± AC
Office Space	11,250 ± SF
Occupancy	Seller vacating
Year Built/ Reno	1985/ 1989/ 2008
Clear Height	25' / 30' clear
Building Depth	335'
Truck Court Depth	135'
Dock-High Doors	18 docks with levelers
Ground Level Doors	1 grade- level
Column Spacing	24' x 57' / 40' x 38'
Loading Type	Rear load
Construction Type	Concrete
Roof Type	Multiple
Fire Protection	ESFR
Lighting	LED
Warehouse HVAC	Yes
Rail Served	Active main line; spur to building



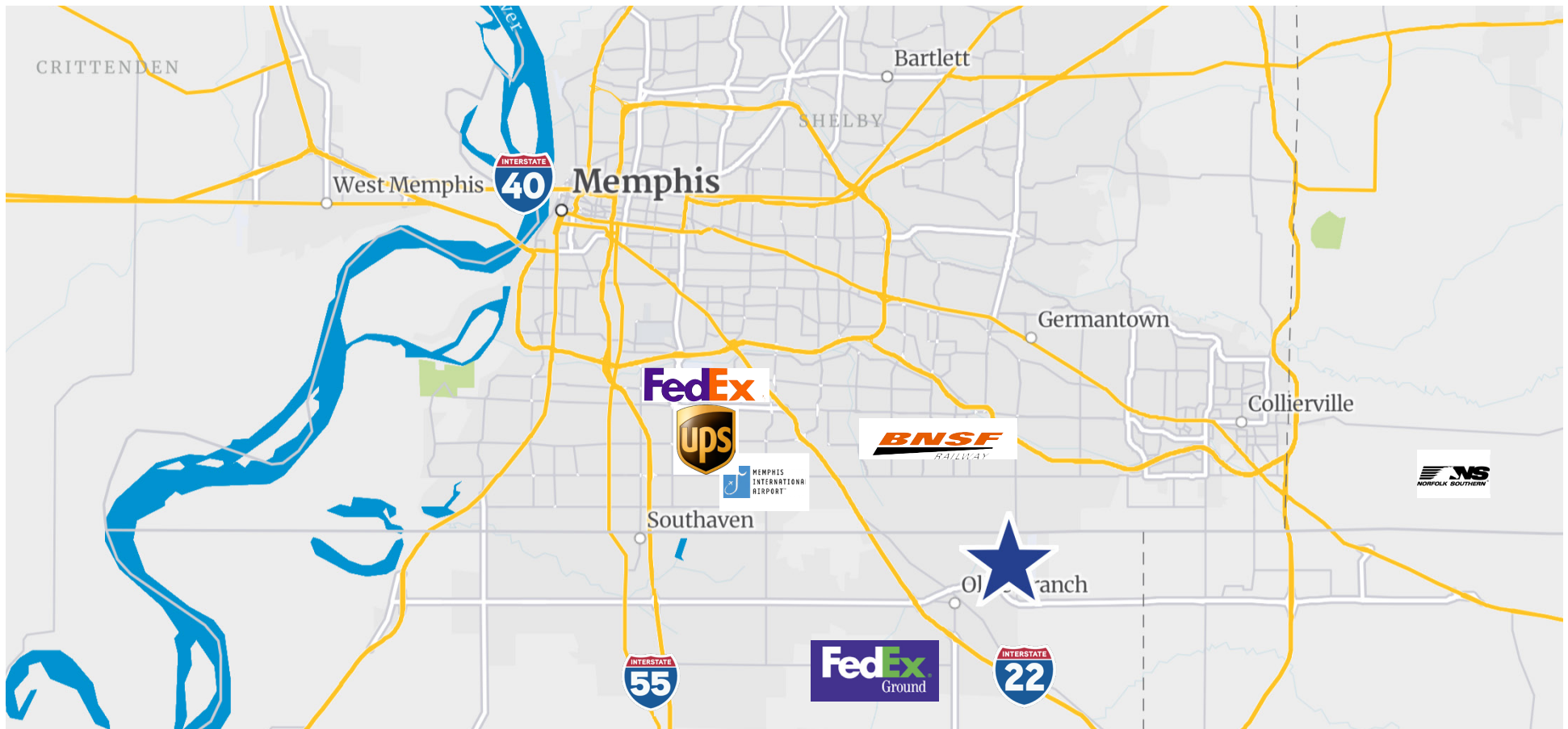


# Property Photos





## Map



## Distances to Railroads, Highways, UPS Hub, &amp; FedEx Hub

3.6 miles to



5.0 miles to



9.2 miles to



16.7 miles to



16.8 miles to



18.7 miles to



18.7 miles to









# Property Aerial

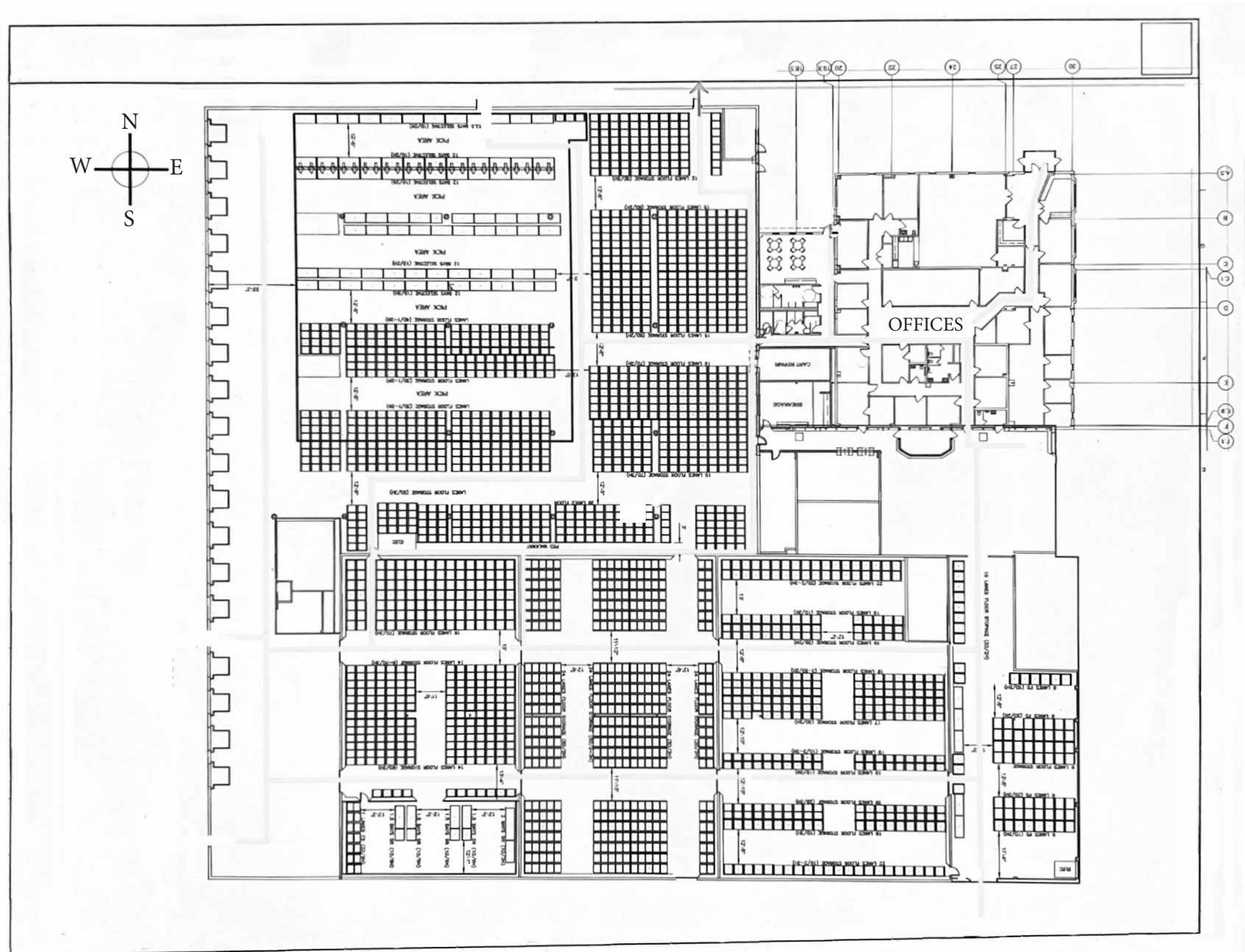
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# Memphis

## is America's Distribution Center

### WORKFORCE ASSETS

Memphis offers an unmatched advantage that businesses can use to become global commerce leaders. With its natural geographic advantage, its skilled logistics workers and its intermodal edge, Memphis is "America's Distribution Center." Memphis has all the amenities that come with being the 28th largest city in the U.S. but at a cost of living roughly 17% below the national metro average. The city consists of a diverse, metropolitan workforce at wage rates that are lower than most other parts of the country. Over the past three decades, the region's workforce has had a higher percentage of logistics workers than any other metropolitan area in the country. Not only does Memphis draw from a three-state labor pool, employment is relatively balanced among industries giving the Memphis workforce an advantage in both skills and experience. Memphis employs 11.8% of its workforce in transportation and warehousing.

### Major Memphis Transportation



Air



Road



Rail



River

**AIR & ROAD** - Home to the FedEx World Headquarters, over 400 trucking companies and the major operations of UPS and USPS, Memphis is uniquely positioned to provide the most cost effective distribution and logistics services in the country. The FedEx family of companies provides supply chain and logistics solutions and overnight deliveries worldwide and operates with some 30,000 employees. Proximity to the FedEx World Hub and some of the latest drop-off times for overnight delivery in the country, has drawn several top logistics and distribution operations to Memphis.

The Memphis International Airport has dominated as the world's busiest cargo airport with more than 4.6 million metric tons of cargo handled annually. The airport handled some 4.0 million metric tons in 2012 and the newly completed \$61.5 million air traffic control facility is now the third largest control tower in the United States.

A critical part of Memphis' intermodal infrastructure is the ability to take cargo from planes and barges and quickly distribute these via truck. The nation's 3rd busiest trucking corridor (I-40 between Little Rock and Memphis) connects the Atlantic and Pacific Coasts and runs directly through Memphis, allowing Memphis to serve more metro markets overnight (that's within 600 miles) than any other U.S. city.

**RAIL** - Memphis is one of only four U.S. cities served by five Class 1 railroads (Norfolk Southern, BNSF (Burlington Northern/Santa Fe), Union Pacific/Southern Pacific, CSX, and CN (Canadian National)). Memphis is home to nine fully operational rail yards with a total current container capacity of more than 2 million annual lifts. Five of the largest wide-span cranes in the country are located in Memphis because of BNSF's \$200 million newly expanded intermodal facility. In 48 hours, product can reach 45 states, Canada and Mexico by rail from Memphis.

**RIVER** - The Mississippi River continues to be a vital component of the U.S. transportation network and the river has remained a critical intermodal advantage of the Memphis area. The International Port is the 5th largest inland port in the nation and the 2nd largest inland port on the Mississippi, handling more than 16 million tons of cargo annually.



## OFFERING PROCEDURE

Offers may be submitted at any point during the marketing process for this building.

Offers should be in the form of a non-binding letter of intent specifying the following:

- Proposed Purchase Price
- Earnest Money Deposit
- Length of Due Diligence
- Contingencies (if any)
- Time of Closing
- Sources of Funds (Including Equity & Debt)
- References

## CONTACT

Inspections will be arranged by appointment only with the Owner's Exclusive Agents:

## THE BROKERAGE TEAM

Listing Contact  
Mark Bolding  
Vice President  
mark.bolding@colliers.com  
+1 901 596 3402

Deby & Equity Contact  
Randy Engel  
Senior Vice President, Production Manager  
randy.engel@colliers.com  
+1 901 569 2235



**COLLIERS**  
6363 Poplar Avenue | Suite 220  
Memphis, TN 38119  
+1 901 375 4800  
colliers.com/memphis