

Colliers

For Sale

216+/- AC
Olive Branch, MS
Zoned M-1 (Light Industrial)

Industrial Land in Olive Branch, MS Kirk Road & Polk Lane

Olive Branch, Mississippi, one of the fastest growing cities in the US, is home to more than 80 manufacturing and distribution centers. The city is among the nation's largest centers for distribution, partly due to its location adjacent to the Memphis MSA. It is the 6th largest municipality in the MSA and the 9th largest in the state.

Interstate access is also a large contributor to the city's industrial success. Interstate 22 (I-22) runs through the city, as well as secondary highways MS-302 and MS-305. Interstate 55 (I-55), less than 5 miles from the city, helps direct traffic towards Olive Branch. The recent addition of I-269 to the south and east of Olive Branch will contribute to future industrial growth.

Olive Branch also benefits from railway and airport access. The BNSF Railway connects Memphis and Birmingham along the I-22 corridor and the city also has one of the busiest airports in the state.

The subject property is located at Kirk Road and Polk Lane, three and one half miles from I-22 with access to I-69 approximately 20 miles east of Memphis. Containing 216+ acres, this property is within the city limits of Olive Branch, providing city utilities, police and fire protection.

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For Sale

Top 10 Distribution Centers in Olive Branch

Property Features

216+/- AC

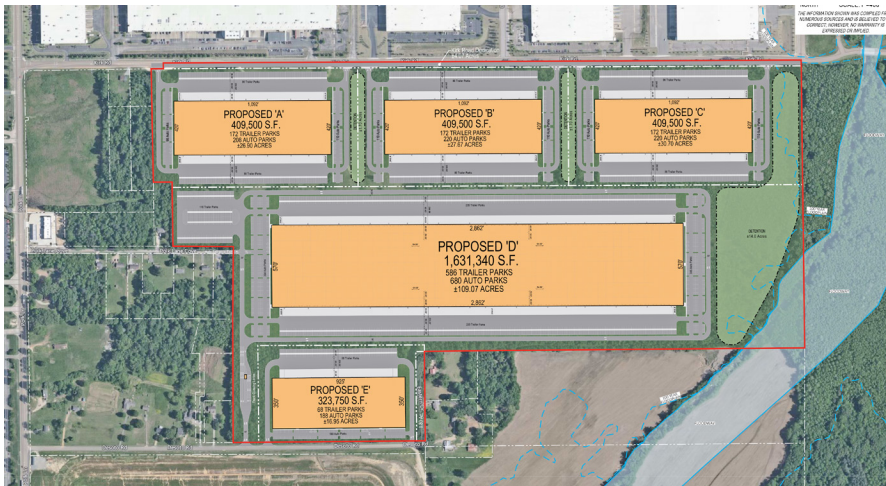
Zoned: M-1 (Light Industrial)

Located at Kirk Road & Polk Lane

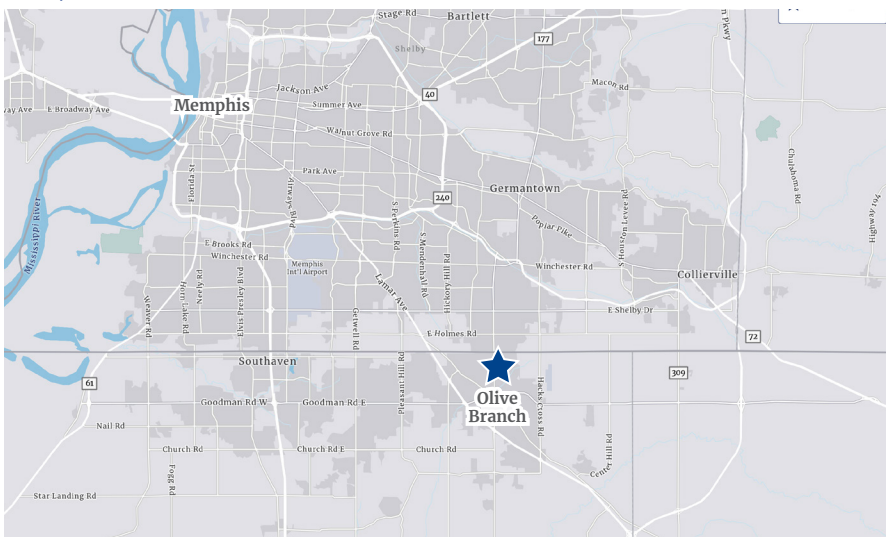
All utilities at the site

Ideal for distribution center, call/data center, manufacturing plant or transportation facility

Conceptual Site Plan



Map



Williams-Sonoma

Milwaukee Electric Tool

FedEx Ground

McKesson

Walmart

Helen of Troy (OB)

XPO

Amazon

Synnex

Dollar Tree

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