

Truck Terminal Available

±5,570 SF Industrial Facility

755 Vaiden Drive
Hernando, MS 38632
www.cbre.com

User Investment Opportunity



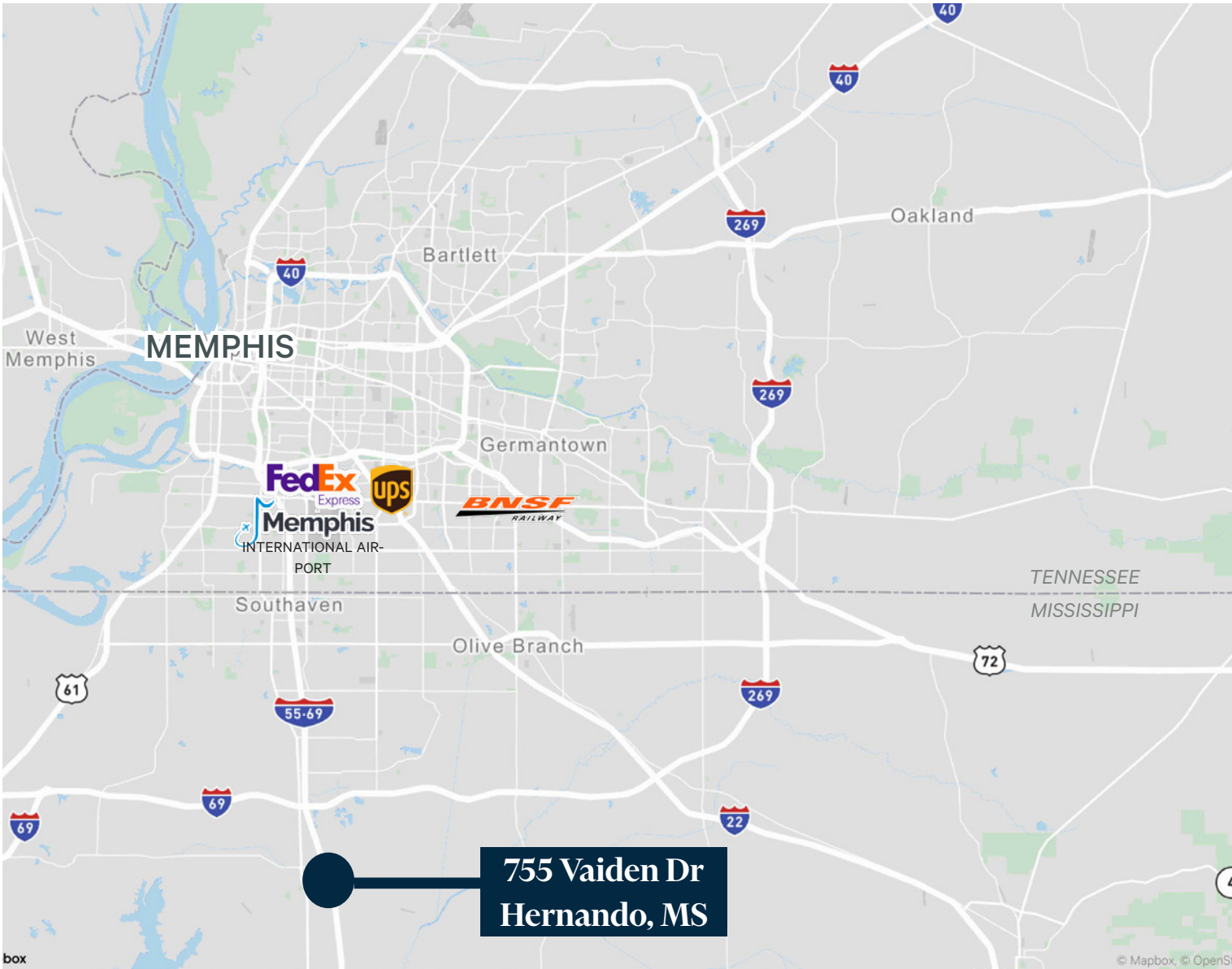
Property Specifications

RENTABLE SF	5,570
ACREAGE	3.91
ZONING	M-1
YEAR BUILT	1993
CONSTRUCTION	Metal
OFFICE	Minimal (3 private offices, 2 restrooms, 1 server room)
CEILING HEIGHT	19'- 20' eave height
DOCK DOORS	Ten (10) Total Nine (9) with bumpers, shelters and exterior lights One (1) with just a bumper and exterior lighting
VAN HEIGHT DOORS	Twenty-Four (24) Total Fourteen (14) with shelters One (1) with bumper Nine (9) without shelters or bumpers
DRIVE-IN DOORS	Five (5) Grade Level (23' x 15')
PARKING	Twenty-three (23) auto parks



Prime Location

Strategic Position Near Major Transit Corridors Including I-55 and I-269 as well as Memphis International Airport, FedEx World Hub, and UPS Hub



Regional Transportation

- + ±0.9 miles to I-55
 - + ±3.7 miles to I-269
 - + Located ±18.1 miles from Memphis International Airport and FedEx Air Hub
 - + ±21.3 miles to the BNSF Intermodal
 - + Major automotive and e-Commerce Corridor
- + Close proximity to Distribution Hubs:
 - FedEx SmartPost – Olive Branch, MS
 - UPS Facilities – Memphis, TN
 - FedEx Ground – Olive Branch, MS
 - FedEx Air Hub – Memphis International Airport



Contact Us

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