



10291 Stateline Road | Olive Branch, MS 38654

# Industrial Shop Facility

View Online

[colliers.com/memphis](https://colliers.com/memphis)

in Olive Branch, MS

13,637± SF  
on 4.5± AC

Available for Lease

DeSoto County is the  
**fastest growing**  
county in Mississippi *usa.com*



Just 6 minutes  
from Major Highway



Zoned M-2  
(Heavy Industrial)



Heavy  
Power

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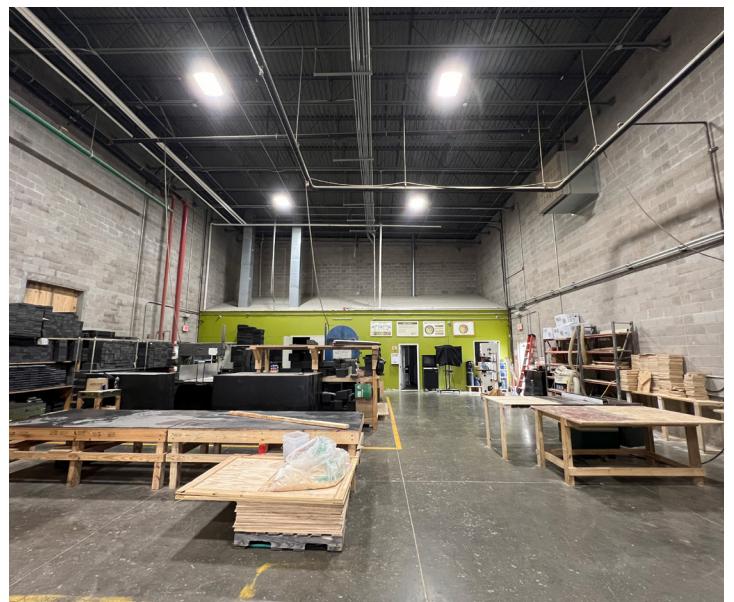
Accelerating success.



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# Property Features

| Building 1                           | Building 2  |
|--------------------------------------|---|
| 6,500± SF                            | 7,137± SF   |
| 26.5' clear height                   | 46' clear height (yes, forty-six)                               |
| One (1) grade level door (12' x 12') | Four (4) XL grade level doors (2 - 14' x 16',<br>2 - 14' x 18') |
| 4,000 amps 480V                      |   |
| 300± SF office                       | 75 KVA transformer  |





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# Property Features



## Memphis' Transportation



75% of the US can be reached within 20 hours by truck.



Memphis is one of 4 US cities served by 5 Class I rail systems.

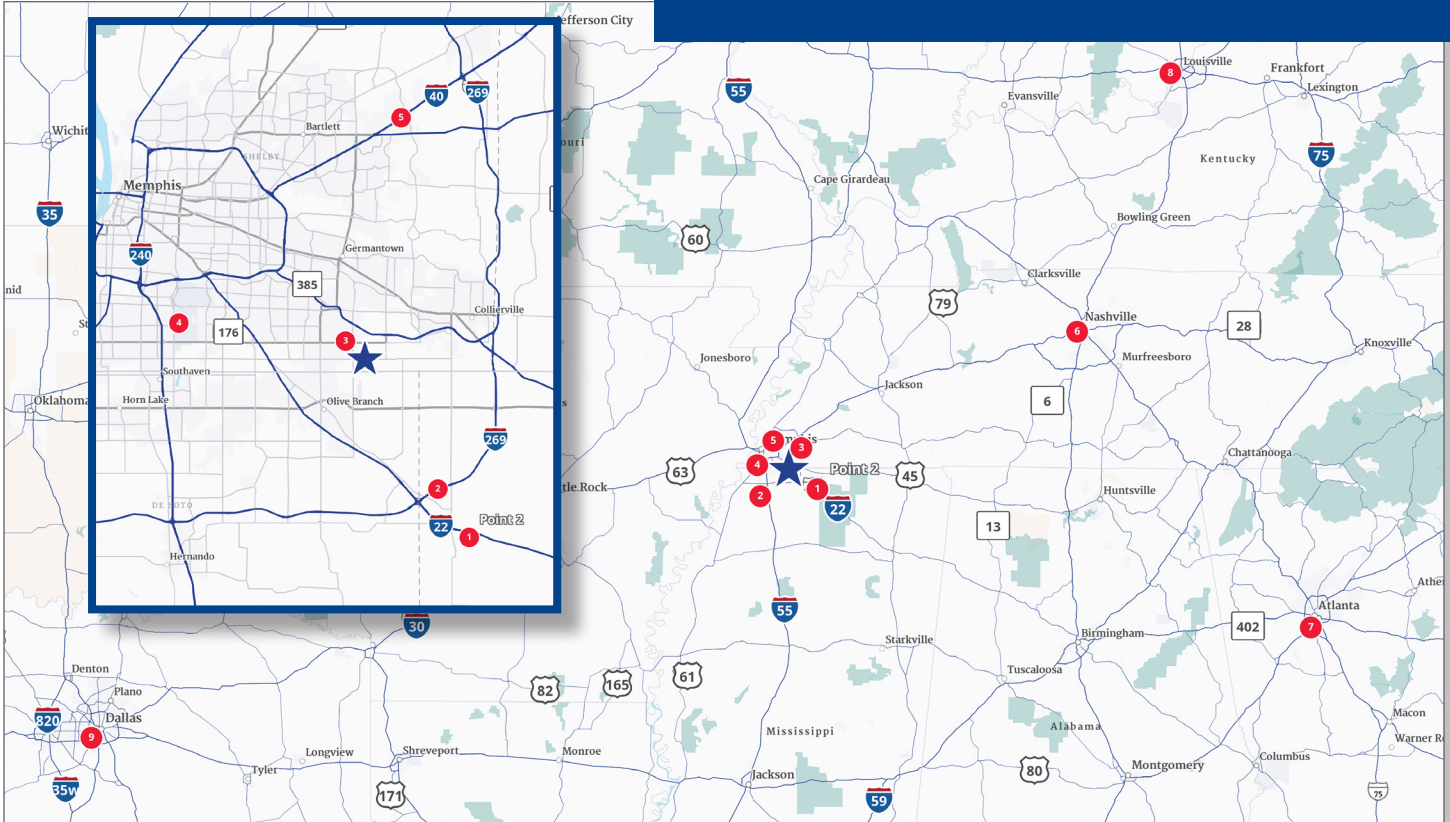


The Port of Memphis is the 5th largest inland port in the US.



Memphis Int'l Airport is the busiest air cargo airport in the US.

# Location & Access



## Travel Distances

|   |                      |         |   |                |        |
|---|----------------------|---------|---|----------------|--------|
| 1 | I-22/Hwy. 78         | 12 min. | 6 | Nashville, TN  | 3 hrs. |
| 2 | Hwy. 269             | 17 min. | 7 | Atlanta, GA    | 5 hrs. |
| 3 | TN/MS Stateline      | 1 min.  | 8 | Louisville, KY | 5 hrs. |
| 4 | Memphis Int. Airport | 11 min. | 9 | Dallas, TX     | 7 hrs. |
| 5 | I-40                 | 22 min. |   |                |        |

**249± Million SF  
of Industrial  
Warehouse  
Space Within a  
15 Mile Radius  
of Property**

## Our mission

Maximize the potential of property to accelerate the success of our clients and our people.

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