

8601 Hacks Cross Rd.

Colliers

Olive Branch, Mississippi

FOR SALE: \$11,500,000



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This Offering Memorandum contains select information pertaining to the business and affairs of 8601 Hacks Cross Road. 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 8601 Hacks Cross Road or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

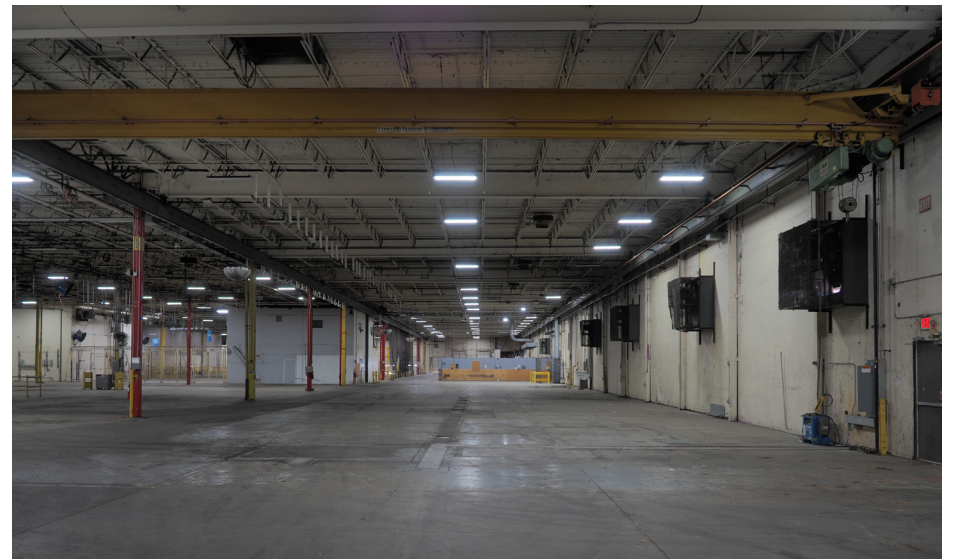
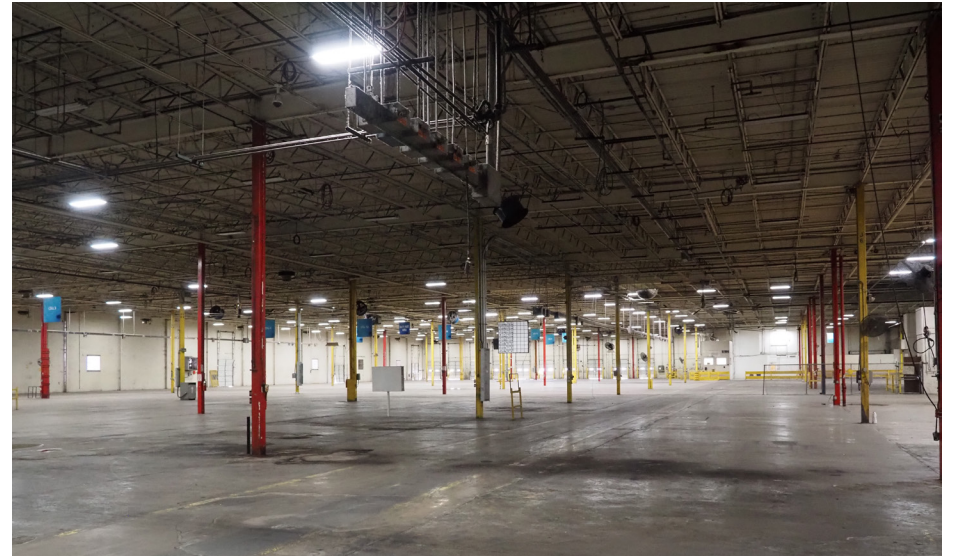
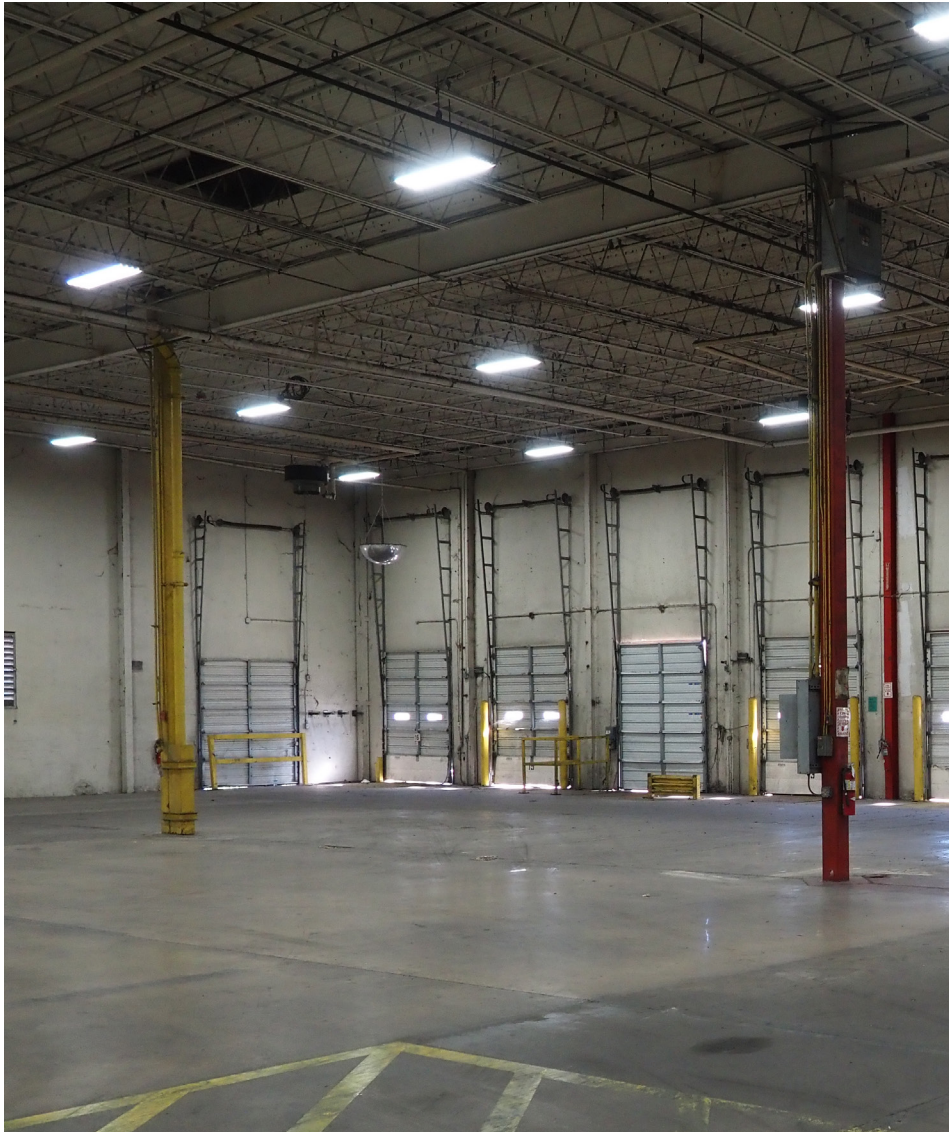
A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms 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.



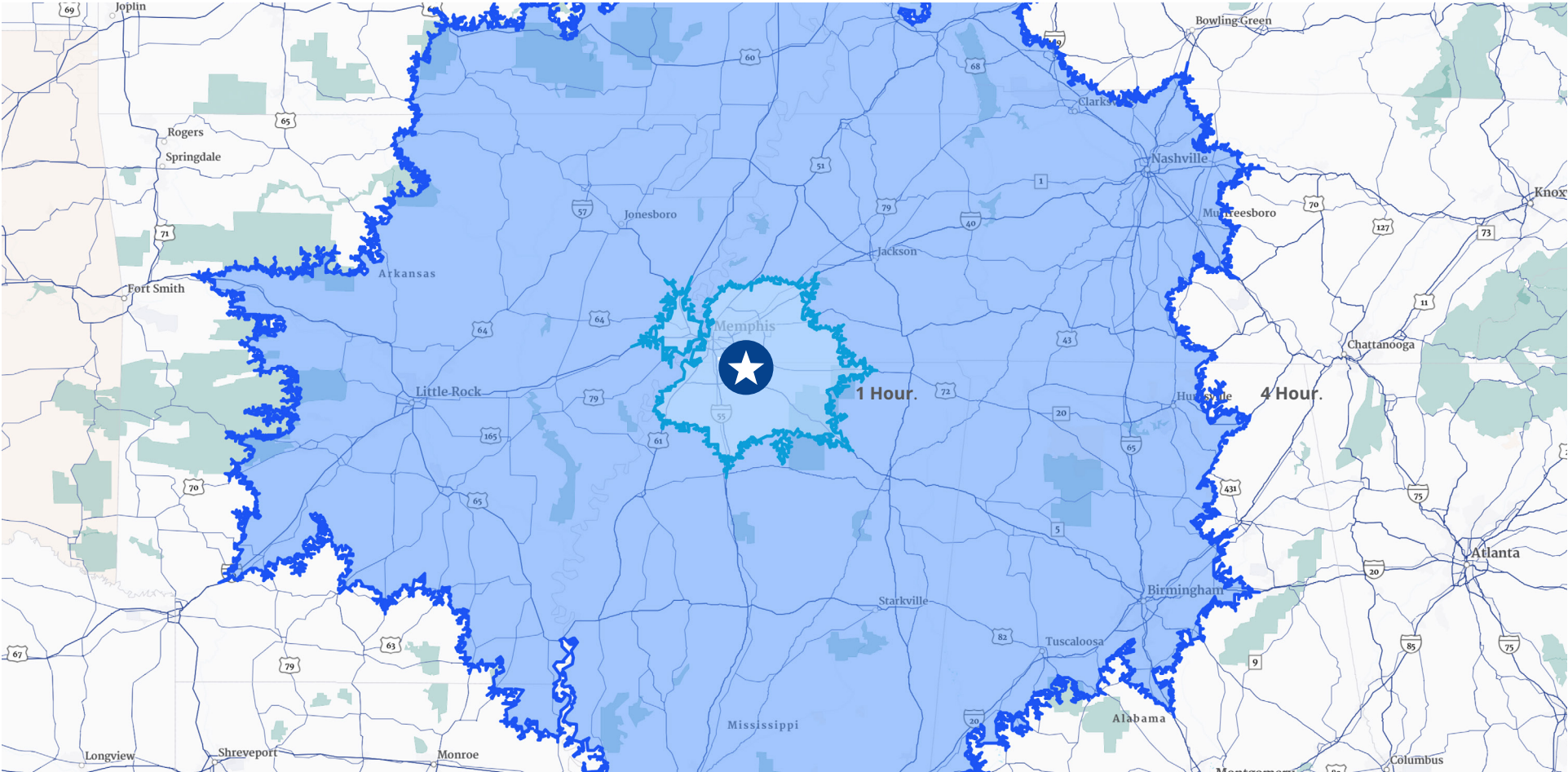
The Property

8601 HACKS CROSS ROAD | OFFERING MEMORANDUM



The Property

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Drive Time Estimates



Downtown Memphis
30min.



Memphis Int'l Airport
20min.



I-55
27min.



Hwy. 78/I-22
9min.



Drive Times to Major Cities

Nashville, TN - 3hr. 15min.	Dallas, TX - 7hr. 10min.
St. Louis, MO - 4hr. 36min.	Kansas City, MO - 7hr. 38min.
Atlanta, GA - 5hr. 19min.	Chicago, IL - 8hr. 21min.
Louisville, KY - 5hr. 51min.	Charlotte, NC - 9hr. 39min.



Drive Times to Intermodals

BNSF - 23min.	CN - 34min.
NS - 25min.	CSX - 34min.
UP - 27min.	



MARKET AT A GLANCE

Leasing activity over 100,000 square feet totaled 26 deals and 7,997,270 square feet in the third quarter, an increase of approximately 670,000 square feet from the previous quarter. Unlike the first half of 2025, new deals outpaced renewals taking 19 of the 26 deals executed in the third quarter. The Southeast submarket dominated with 16 transactions, totaling 4,322,735 square feet or 54% of leasing activity. Notable transactions in the Southeast included USPS which leased 922,500 square feet (4155 E. Holmes | Q4-25 move-in) and Conectiv Supply Chain Solutions which renewed 789,291 square feet (5215 Lamar Avenue). The DeSoto County submarket recorded four deals at 1,666,699 square feet, highlighting the largest new lease for 1,019,959 square feet to an undisclosed tenant at 12138 Forest Park Drive with a Q2-2026 occupancy. Year-to-date leasing activity over 100,000 square feet reached 63 deals at 18.4 million square feet. Class A, Big-Box product accounted for seven deals in the third quarter, totaling 3.6 million square feet with leases ranging from 190,000 to 1,019,959 square feet.

Total net absorption in third quarter fell to (858,829) square feet, a significant drop from the 2,119,235 square feet reported in Q2 2025 and 840,763 square feet reported one year prior. Year-to-date net absorption stands at 160,285 square feet, compared to (470,890) square feet one year ago. The Southwest submarket reported the strongest absorption in Q3 with 619,374 square feet, driven by multiple solar panel occupancies and offset by one large move-out by UPS at (207,964) square feet. Notable occupancies in the Southwest included Chatt Transport Services at 292,649 square feet, Logisticus at 241,955 square feet, and Supply Chain Solutions at 219,988 square feet, each occupying two buildings for a combined total of 754,592 square feet. The Southeast submarket reported the largest decline in absorption at (2,239,788) square feet, largely due to Vantiva vacating 922,500 square feet at 4155 E. Holmes and Disney leaving 653,900 square feet at 4795 Imagination Drive. Three subleases were also in the mix with Kyocera (300,000),

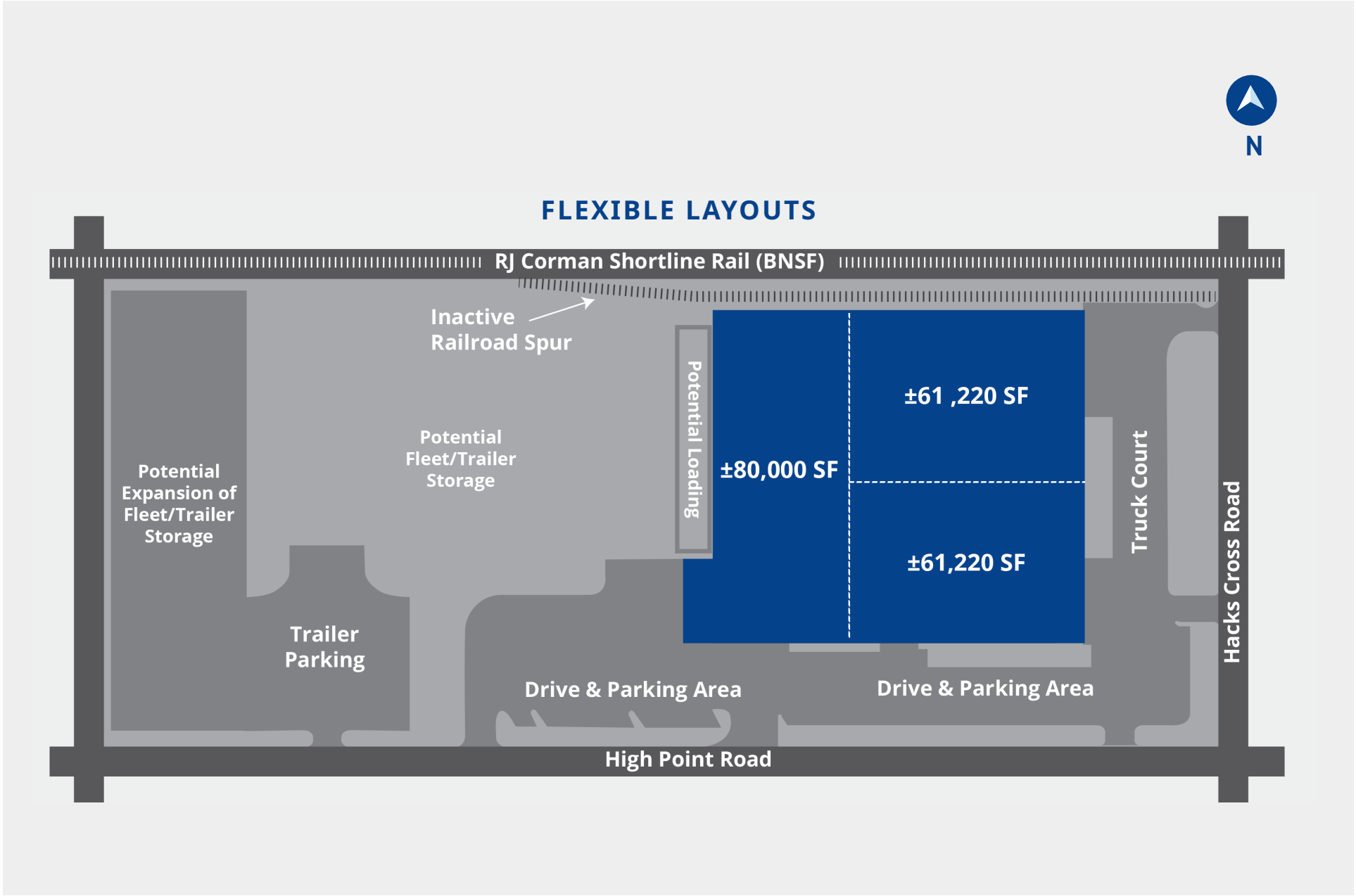
GP Midco (164,373), and APL Logistics (180,000) vacating this quarter. The largest positive contributor to absorption across the market was GE Vernova for 581,883 square feet at 6280 Interstate Drive in DeSoto County.

Overall vacancy rose slightly to 8.6%, up from 8.4% reported in Q2. Fayette County saw huge improvement with vacancy dropping 583 basis points after Silver Hills Bakery purchased 496,667 square feet at 585 Morrison Road, reducing its new vacancy rate to 0.07%. The Southwest submarket also experienced a notable dip in vacancy with six solar panel deals occupying 754,592 square feet, bringing the rate down from 7.24% to 4.54%. On the flip side, the Southeast submarket posted the largest increase in vacancy, rising 240 basis points quarter-over-quarter to 10.44%. The increase was primarily driven by four large move-outs totaling 2.2 million square feet, combined with four solar panel deals that despite commencing did not absorb into the market due to same-quarter vacancies.

Construction activity delivered one build-to-suit project in the Southeast submarket, totaling 200,880 square feet for Lotus & Windoware. The company will vacate its current space at 6225 Global Drive for 120,000 square feet in Q4 2025 and occupy its new building within the same quarter. Marshall County and Fayette County continue to see active build-to-suit projects totaling 3,161,145 square feet. In Marshall County, Amplify Cell Technologies is constructing a 2,000,000 square foot battery plant and Amazon is developing a 933,645 square foot warehouse at Chickasaw Trails Industrial Park. In Fayette County, Pyramex Safety is increasing its footprint with an expansion of 227,500 square feet to its existing 243,304 square foot facility. All three projects are scheduled to deliver in 2026. Speculative construction remains side-lined as developers continue to monitor Class A leasing activity and available space.

PROPERTY SPECS

SIZE	±202,440 SF
OFFICE SF	±6,150 SF
ACREAGE	±20.14 AC
CEILING HEIGHT	22.5'
LOADING	16 Dock-High Doors & 2 Grade-Level Doors
CRANE	5-Ton
POWER	Heavy Power - 3 Phase, 480V
SPRINKLER	100% Sprinkled
HVAC & VENTILATION	Hanging Gas Fired Heaters; HVLS Fans; In-Wall Louvre Fans
RAIL	Adjacent to active shortline for BNSF - has inactive spur
PARKING	180 Auto 50 Trailer
DATE OF CONSTRUCTION	1979



CONFIDENTIALITY AGREEMENT

Colliers' Confidentiality Agreement, which is available from the Listing Agents, must be completed and returned by interested principals in order to receive the Confidential Offering Memorandum.

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

Local Market Expert:

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