

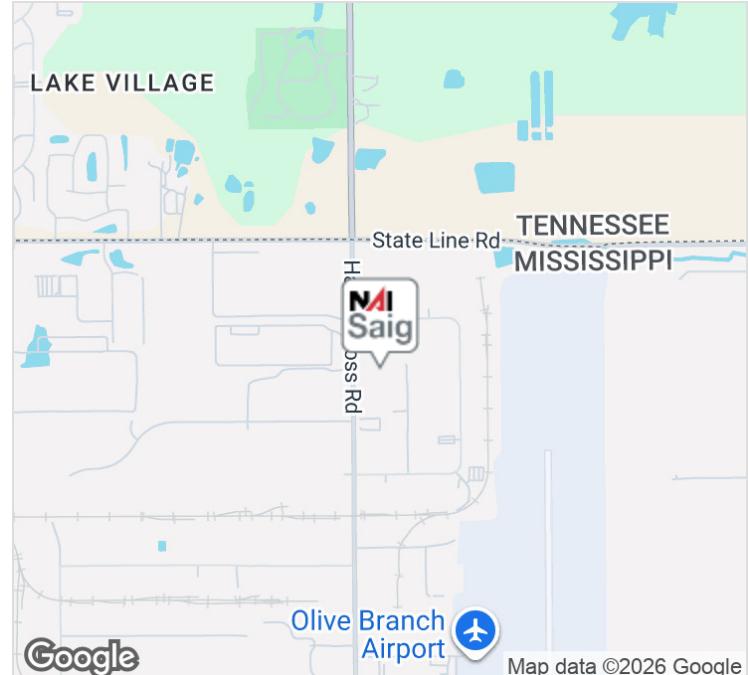


8950 Hacks Cross Rd

Olive Branch, Mississippi 38654

Property Features

- Main office - 3,500 SF
- Warehouse break room and training room - 2,000 SF
- Additional warehouse office - 5,400 SF
- 100% air-conditioned
- 22' clear height
- 37 dock high doors
- 35 pit levelers
- 2 grade level doors
- Approx. 4 acres of land for expansion or outside storage
- DeSoto County Submarket
- Easy Access to 302, 385, I-240 and US-78
- Asking lease rate: \$4.50 PSF N



For more information:

Hank Martin, SIOR

901 526 3100 • hmartin@saigcompany.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

NAI Saig Company

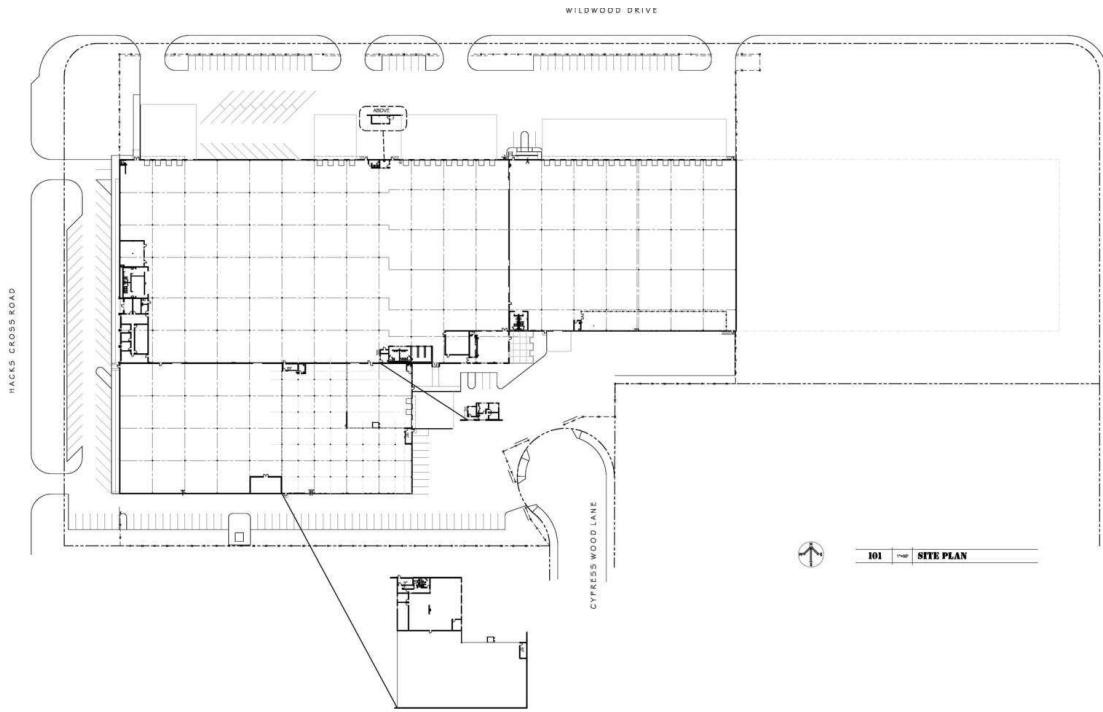
6263 Poplar Avenue Suite 150, Memphis, TN 38119

901 526 3100

saigcompany.com

For Lease

Industrial



PROPERTY FEATURE

- T-8 Fluorescent Lights
- Column Spacing - 40' x 40' and 50' x 40'
- Sprinkler Density: .30/4,000 SF, .35/2,700 SF, and .53/2,700 SF
- 25,500 SF Mezzanine
- 37 Dock High Doors (34 with levelers)
- 1 - 12' x 14' Drive In Door
- 4,000 AMP; 480 Volt, 3-Phase Electrical Service
- Skylights
- Suspended Gas Heaters

For Lease

Industrial



Cypress Woods Lane Entrance



Wildwood Drive Truck Court



Main Entrance



Vacant lot at Deerfield and Wildwood Drive