



# 8740 South Crossroads Drive

Unit 200, Olive Branch, MS

**307,800 SF DISTRIBUTION SPACE | AVAILABLE NOW**

<b>OFFICE</b>	4,900 SF
<b>LOADING FACILITIES</b>	55 dock doors, 27 fully equipped Cross dock loading
<b>POWER</b>	3000 Amp, 3000 Amp ATS 20 – 480v power supplies for battery chargers
<b>LIGHTING</b>	LED
<b>HVAC</b>	Cambridge Heat 1 air change per hour
<b>SPRINKLERS</b>	ESFR
<b>ROOF</b>	45 mil TPO R-19 insulation
<b>SECURITY</b>	5 truck driver security cages

<b>BUILDING</b>	861,252 SF
<b>BUILT</b>	2014
<b>CLEAR HEIGHT</b>	32'
<b>COLUMN SPACING</b>	54' x 50' 60' speed bays
<b>BUILDING DEPTH</b>	570'
<b>TRUCK COURT</b>	130' front, 135' / 185' back 50' concrete apron Fenced
<b>PARKING</b>	Ample trailer and auto parks, configurable
<b>CONSTRUCTION</b>	Tilt-up concrete
<b>SLAB</b>	7" unreinforced
<b>SUSTAINABILITY</b>	LEED Certified

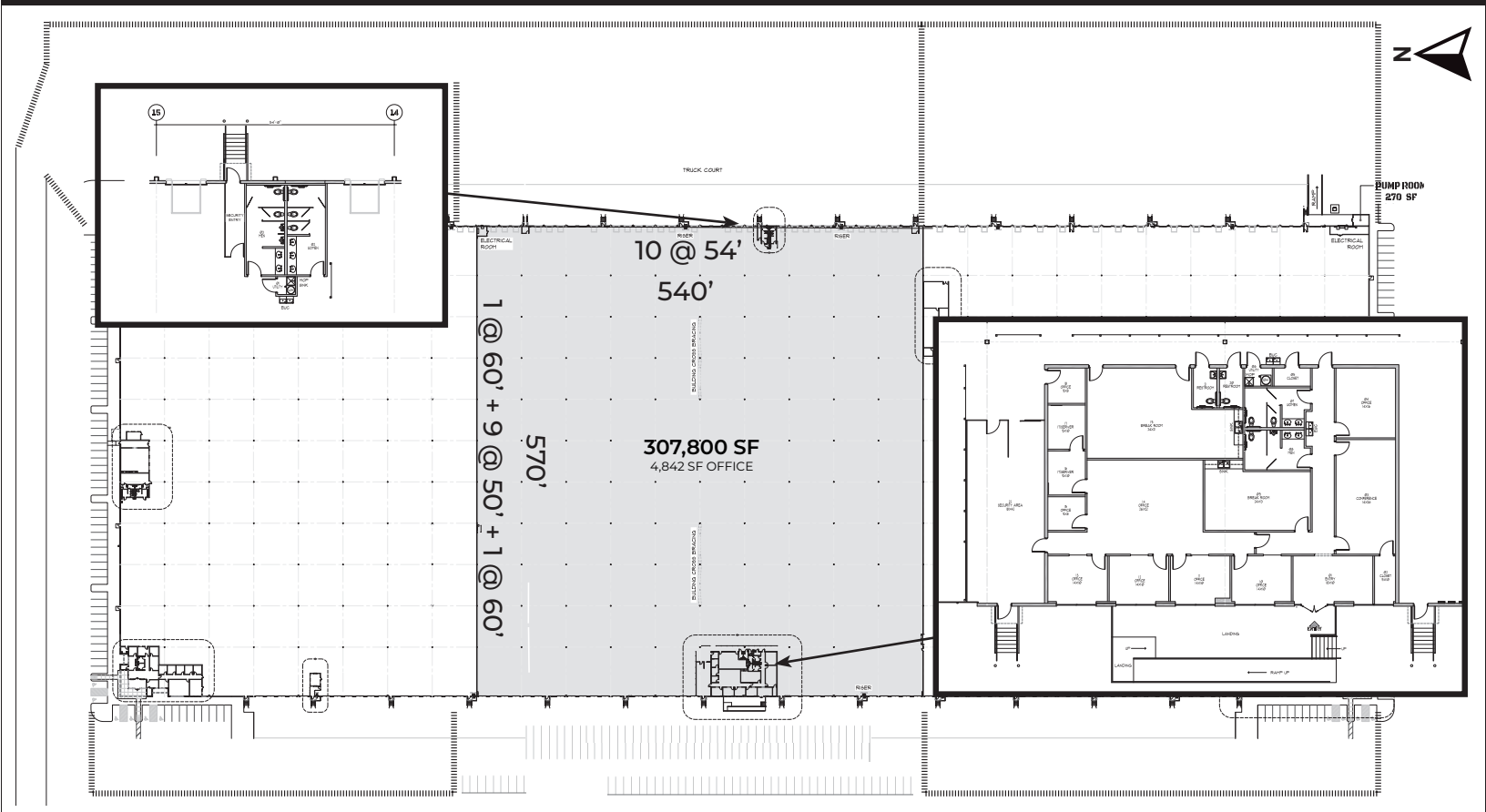
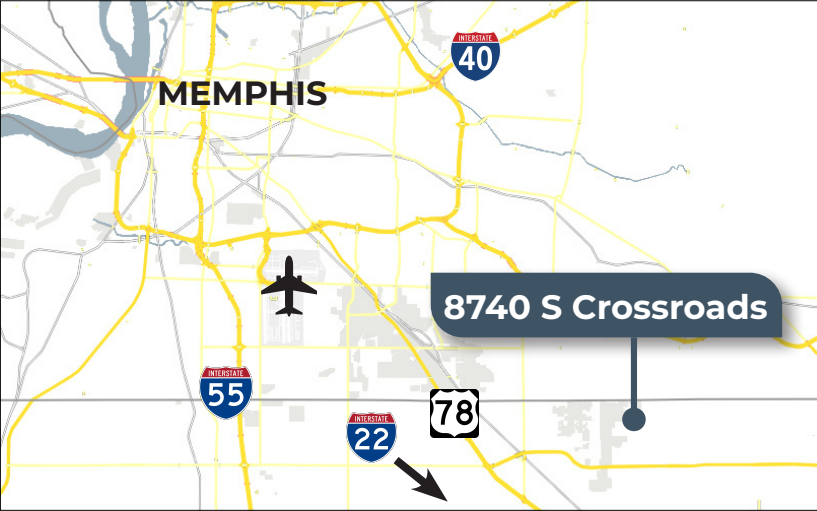


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8740 S Crossroads is located within Crossroads Distribution Center, a master-planned business park located along the MS/TN state line.

Close to all modes of transportation and nearby a strong, diversified workforce, Unit 200 is highly configurable to suit a variety of needs.

### POINTS OF INTEREST

- .....17 mi
- .....19 mi
- .....21 mi

### NEARBY ACCESS

- .....7 mi
- .....16 mi
- .....16 mi
- .....21 mi

**GRANITE**  
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