



DESOTO LOGISTICS CENTER

445,138 SF Available

8150 Nail Road E, Olive Branch, MS 38654



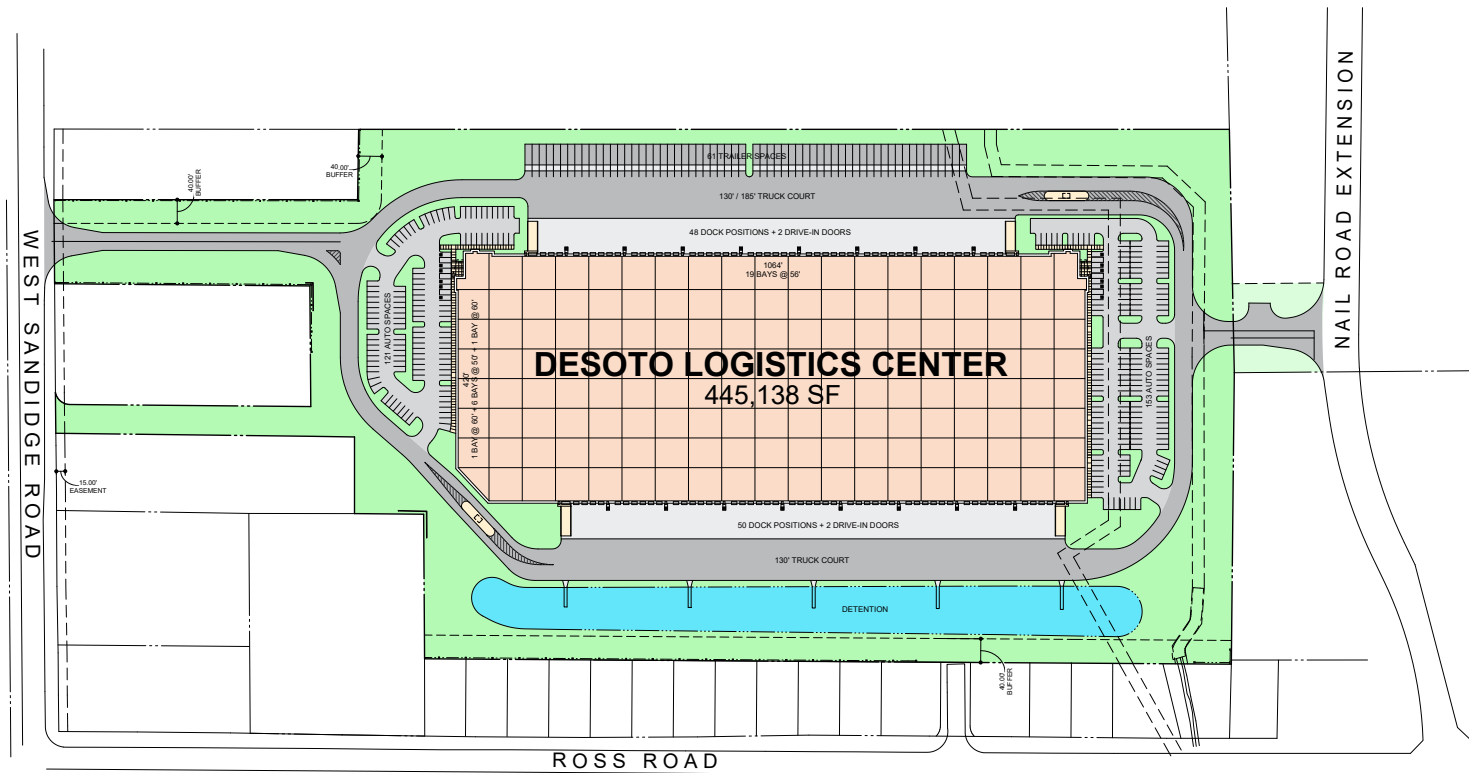
COLLIERS INTERNATIONAL



DEVELOPER

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INCENTIVES

Quick and Easy Application Process

The application process for real, personal and Freeport tax exemptions is quick and easy. Generally, the Tenant is able to complete the application without assistance from attorneys, consultants, etc. Core5 will be happy to support and assist Tenant throughout this process.

Real and Personal Property Tax Exemptions

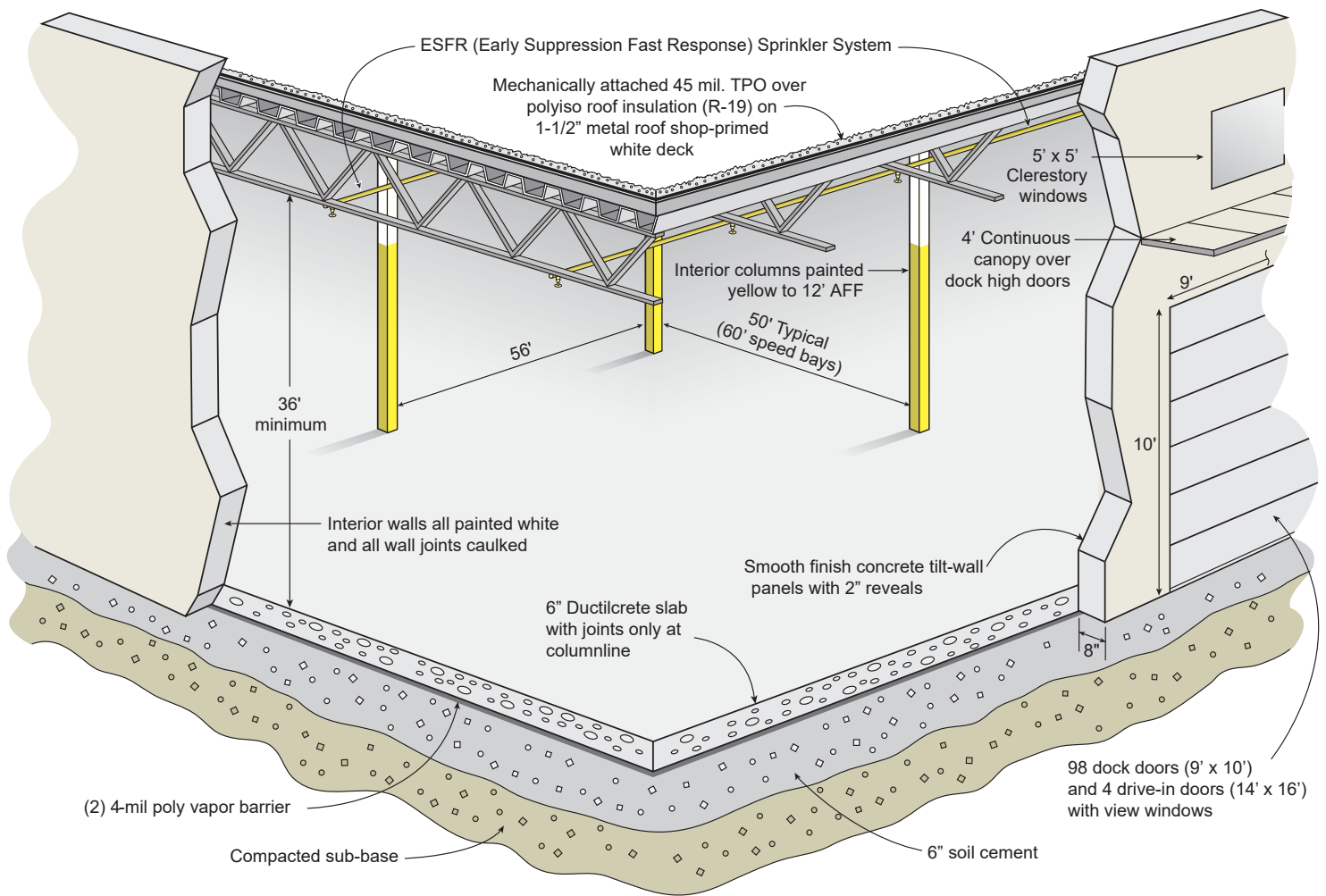
DeSoto County grants both real and personal property tax exemptions for a period of ten (10) years. The exemption includes both real and personal property, however, it does not exempt school tax, road and bridge tax as well as taxes for parks and libraries.

Inventory Tax

By virtue of Mississippi's Freeport Warehouse law, Tenants are exempt for property taxes on all finished goods that are shipped outside of the state of Mississippi.

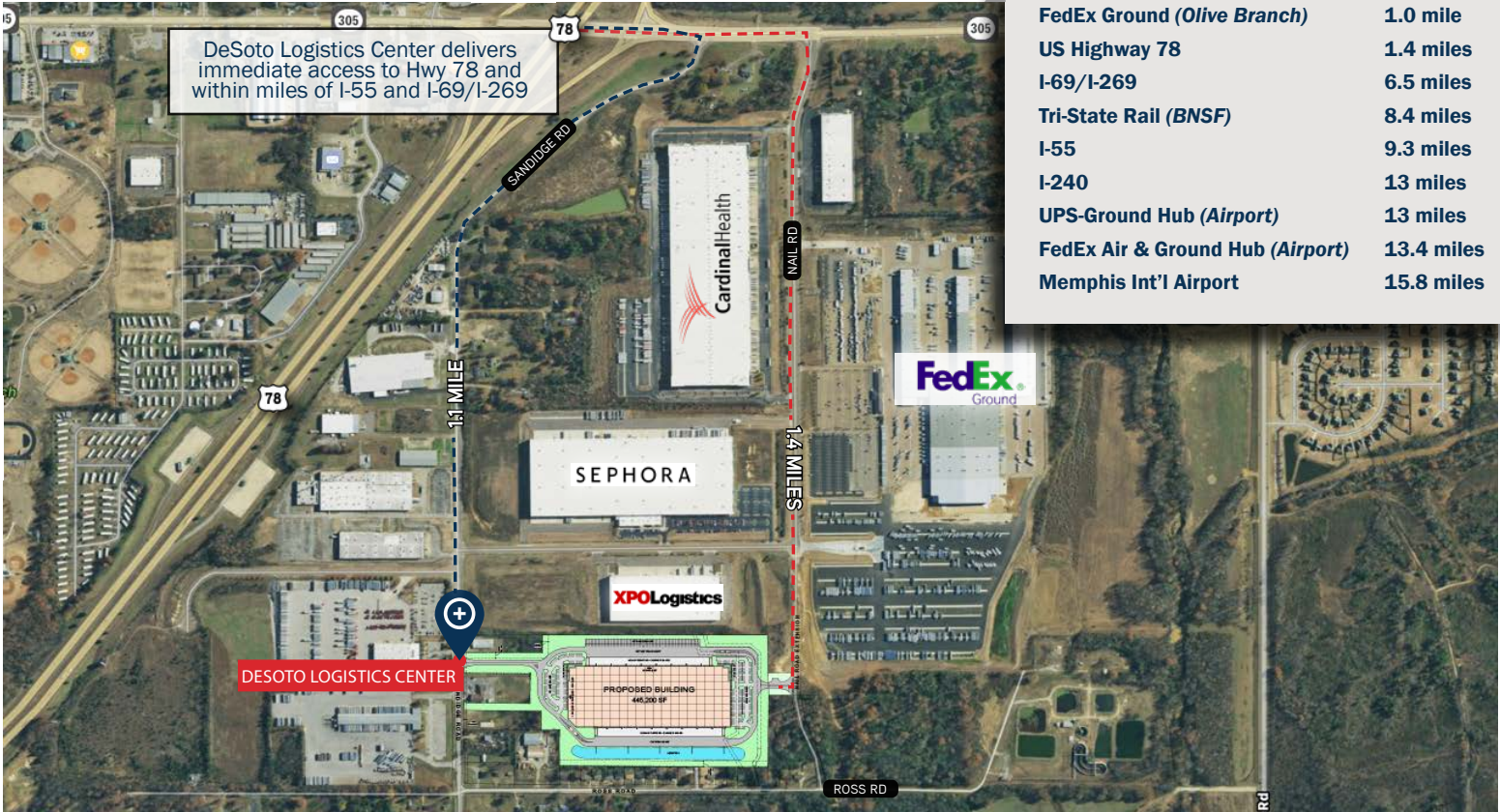
Tax Assessment Ration

One key factor to note in comparison with neighboring Tennessee is the difference in the tax assessment ration on real and personal property. Mississippi assesses it's commercial property at 15% while Tennessee assesses it's at 40%. Hence, the taxes on commercial property are lower in Mississippi than Tennessee even before tax incentives are applied.



SPACE SPECIFICATIONS

Square Footage	445,138 SF available (1,064' x 420')
Site Area	+/-32.34 acres
Configuration	Cross Dock
Slab Thickness	6" thick, 4,000 psi Ductilcrete, joints are only on column lines
Column Spacing	56' wide x 50' deep, typical with 60' loading bays
Clear Height	36' clear minimum
Dock High Doors	98 – 9' x 10' insulated dock high doors with 4' exterior continuous canopy
Drive-In Doors	4 – 14' x 16' ramped, drive-in doors
Truck Court Depth	130' - 185' truck court inclusive of a 60' deep concrete apron
Auto Parking	274 auto spaces
Trailer Storage	61 trailer storage locations
Electrical	3 phase, 480/277 volt system (amps designed to meet tenant's needs)
Sprinkler	ESFR sprinkler system with fire pump



FedEx Ground (Olive Branch)	1.0 mile
US Highway 78	1.4 miles
I-69/I-269	6.5 miles
Tri-State Rail (BNSF)	8.4 miles
I-55	9.3 miles
I-240	13 miles
UPS-Ground Hub (Airport)	13 miles
FedEx Air & Ground Hub (Airport)	13.4 miles
Memphis Int'l Airport	15.8 miles

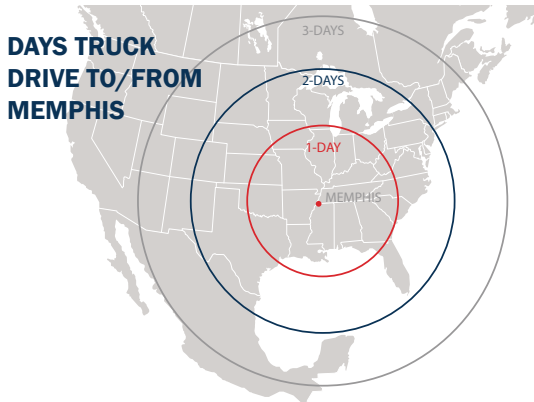
Major Transportation Routes



Extension of I-69 (nicknamed the NAFTA Highway). Described as the largest North-to-South traveled thoroughfare running from Montreal, through Memphis, to the Texas-Mexico border. It is estimated that 40% of all US manufacturing travels down this corridor.

Tri-State Rail & Airport Access

Within minutes from Olive Branch, the Memphis rail line is the 3rd most-connected rail center in the World & is 1 of only 3 cities to have FIVE Class railroads (NS, BNSF, CN, UP, and CSX)



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