



# HORN LAKE 55 BUSINESS CENTER

## BUILDING A

6280 Interstate Blvd. Horn Lake, MS 38637

**581,883 SF Available - MOVE IN READY**



CUSHMAN &  
WAKEFIELD



COMMERCIAL  
ADVISORS

LEASING AGENT



CORE5  
INDUSTRIAL PARTNERS

DEVELOPER

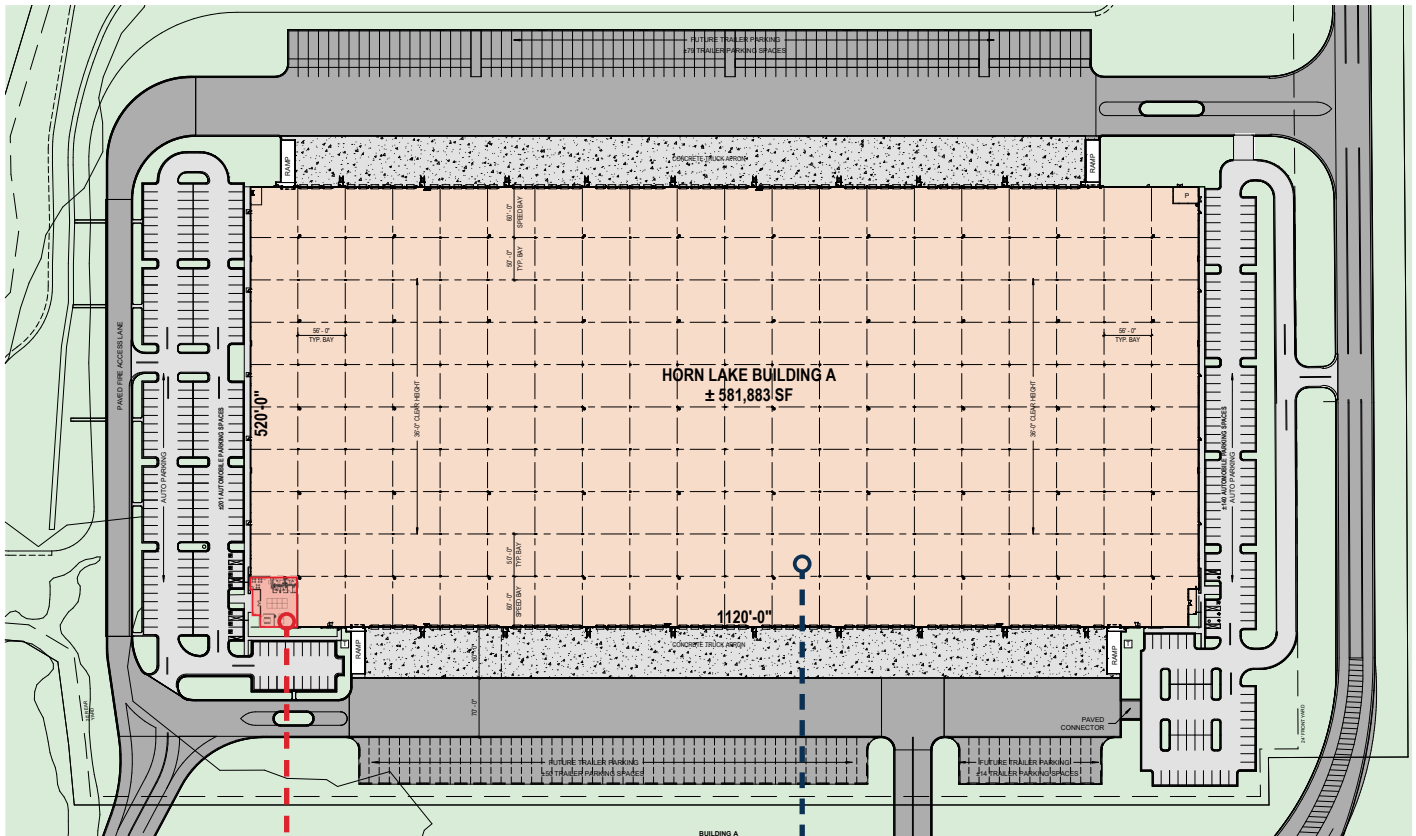
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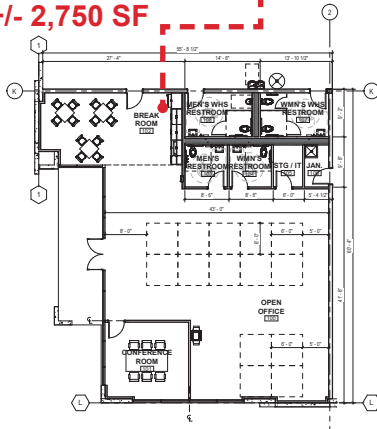
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Horn Lake 55 Business Center is located in Horn Lake, Mississippi within 1.5 miles of I-55 exits at Goodman Road (exit 289) to the north and Church Road (exit 287) to the south.

With close proximity to the Memphis International Airport and the best access to I-40, I-240 and I-269 (connecting to I-22, one of the region's major logistics corridors to Birmingham, AL), the property is ideally situated for both domestic and international business trades requiring local, regional and national distribution.

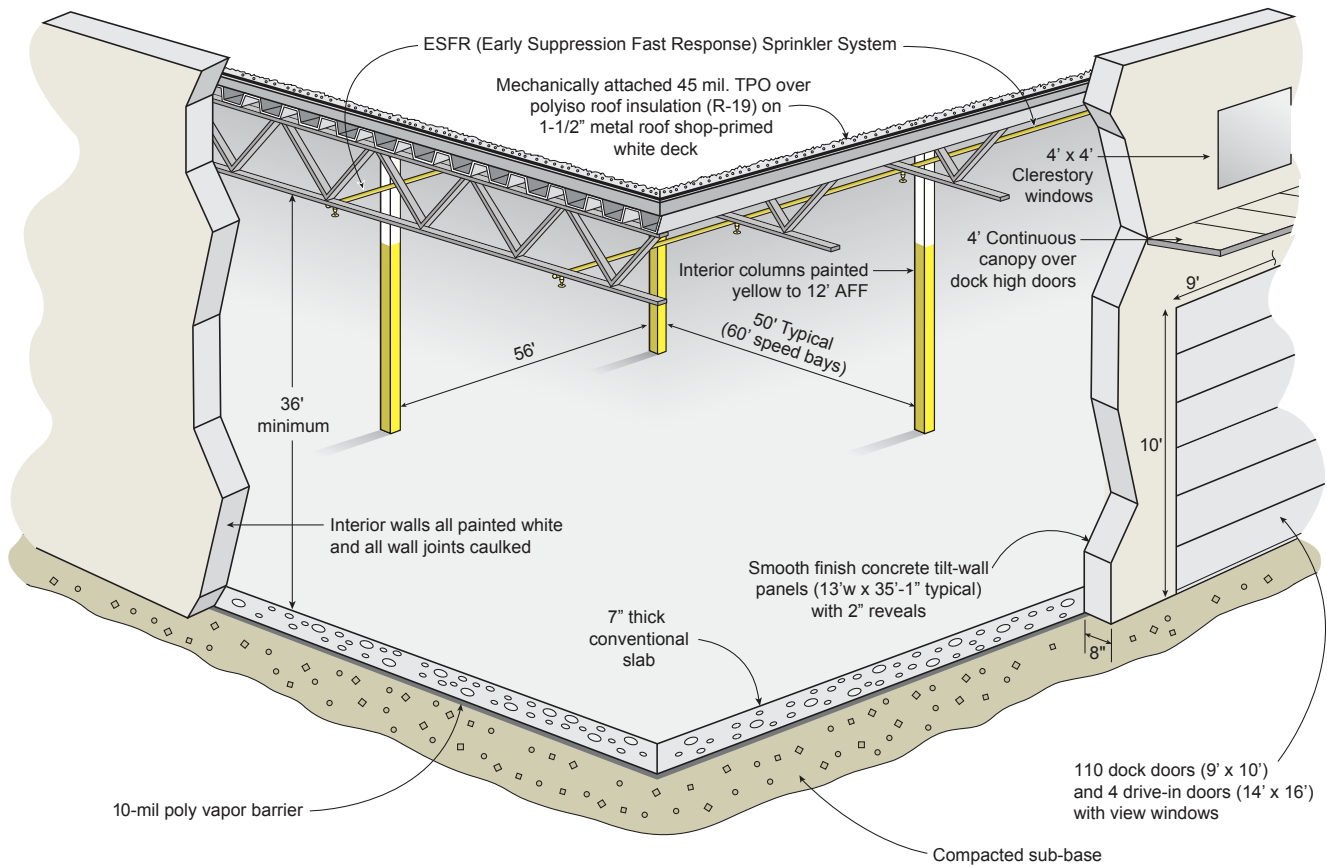


**Office Area:**  
**+/- 2,750 SF**



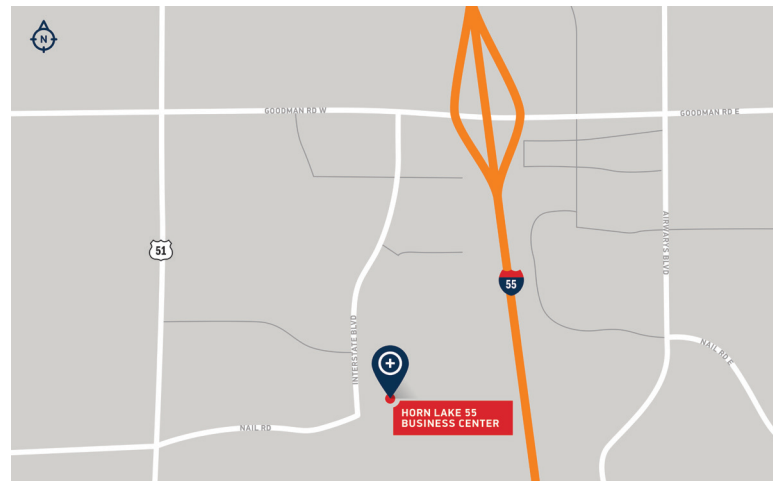
### Warehouse Improvements Include:

- +/- 2,750 SF Office Area
- LED lighting on motion sensors at 25 FC based on open plan
- 40,000-lb Rite Hite mechanical pit levelers every other dock door
- Two 2,000 amp transformers and switch gear, for a total of 4,000 amps

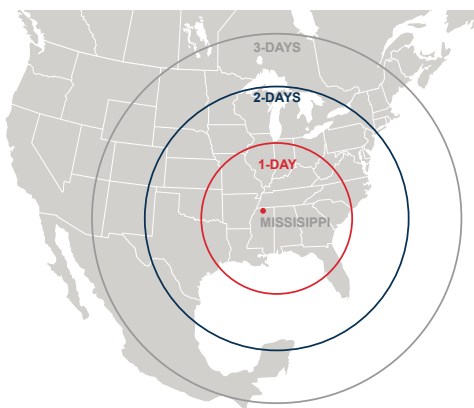


## BUILDING SPECIFICATIONS

|                               |  |
|-------------------------------|--|
| <b>Square Footage</b>         | ±581,883 SF (1,120' x 520')  |
| <b>Site Area</b>              | +/-39.970 acres  |
| <b>Office Area</b>            | 2,750 SF of office space   |
| <b>Configuration</b>          | Cross Dock   |
| <b>Slab Thickness</b>         | 7" thick, 4,000 psi conventional slab  |
| <b>Column Spacing</b>         | 56' wide x 50' deep typical, with 60' loading bays   |
| <b>Clear Height</b>           | 36' clear minimum  |
| <b>Dock High Doors</b>        | 110 – 9' x 10' insulated dock high doors with 4' exterior continuous canopy  |
| <b>Drive-In Doors</b>         | 4 – 14' x 16' ramped, drive-in doors   |
| <b>Truck Court Depth</b>      | 130' - 185' truck court inclusive of a 60' deep concrete apron   |
| <b>Auto Parking</b>           | 340 auto spaces  |
| <b>Trailer Storage</b>        | 79 trailer spaces - expandable to 143 total spaces   |
| <b>Warehouse Improvements</b> | LED lighting on motion sensors at 25 FC based on open plan<br>40,000-lb Rite Hite mechanical pit levelers on 55 dock doors (every other door)<br>Two 2,000 amp transformers and switch gear, for a total of 4,000 amps |
| <b>Sprinkler</b>              | ESFR sprinkler system with fire pump   |



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