



HORN LAKE 55 BUSINESS CENTER

BUILDING B

580 Nail Rd West, Horn Lake, MS 38637

200,268 SF Available - MOVE IN READY



CUSHMAN &
WAKEFIELD



COMMERCIAL
ADVISORS

LEASING AGENT



CORE5
INDUSTRIAL PARTNERS

DEVELOPER

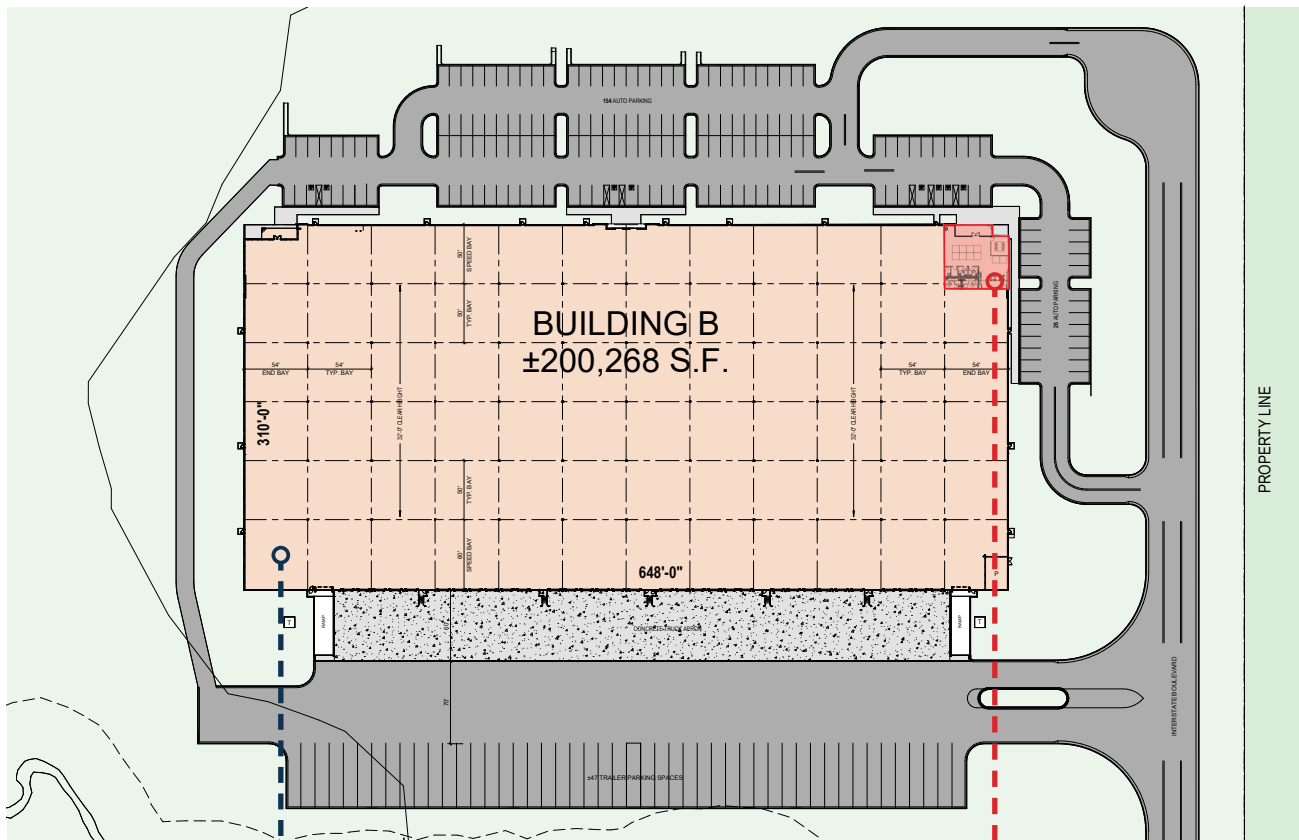
HORN LAKE 55 BUSINESS CENTER

BUILDING B

Interstate Blvd, Horn Lake, Mississippi 38637

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:
+/- 2,401 SF

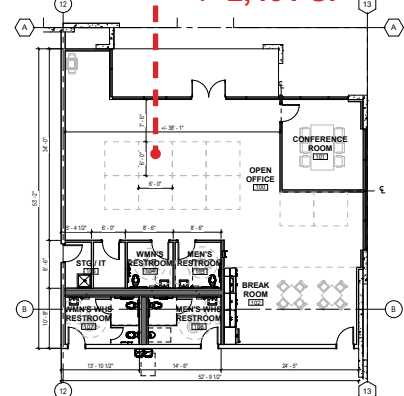
Warehouse Improvements Include:

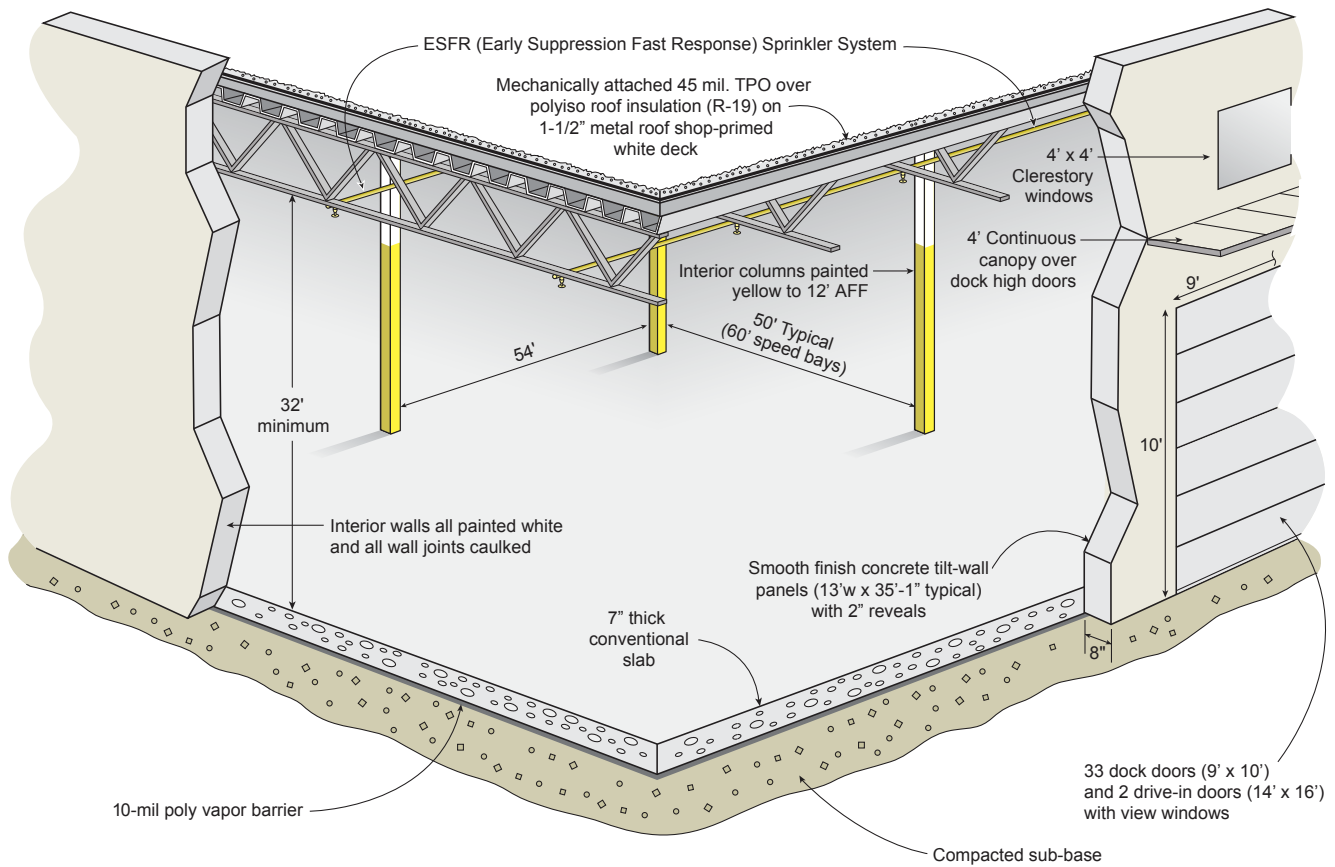
+/- 2,401 SF Office Area

LED lighting on motion sensors at 25 FC based on open plan

40,000-lb Rite Hite mechanical pit levelers every other dock door

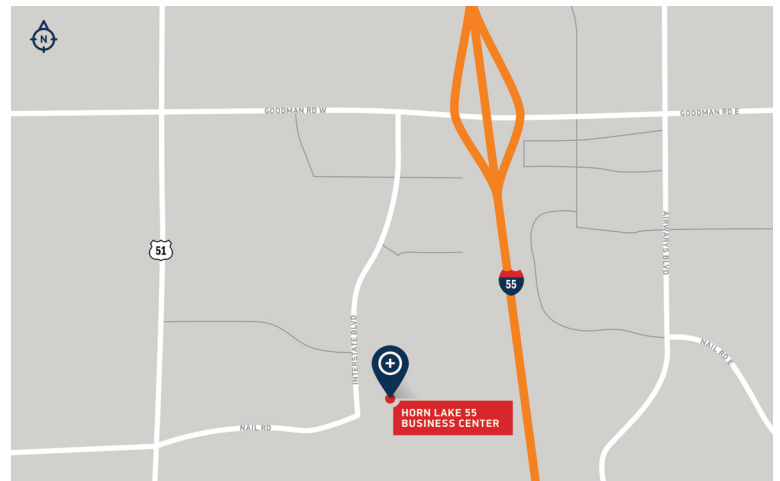
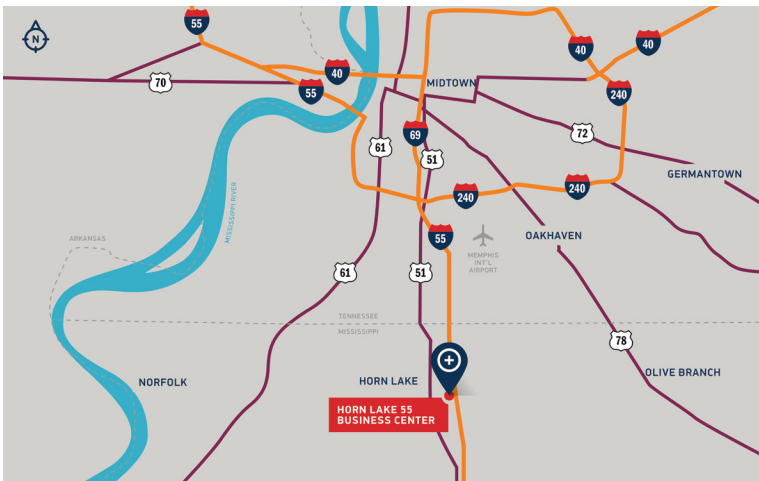
Two 1,000 amp transformers and switch gear, for a total of 2,000 amps



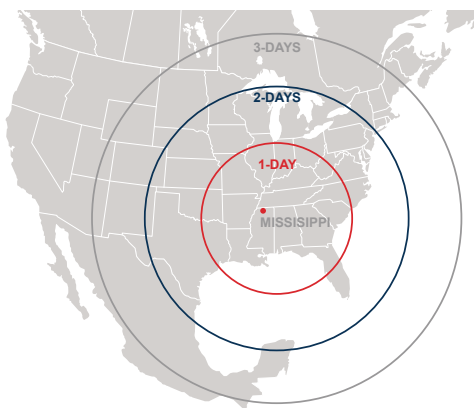


BUILDING SPECIFICATIONS

| | |
|-------------------------------|--|
| Square Footage | ±200,268 SF (648' x 310') |
| Site Area | +/- 24.18 acres |
| Office Area | 2,401 SF of office space |
| Configuration | Rear Load |
| Slab Thickness | 7" thick, 4,000 psi conventional slab |
| Column Spacing | 54' wide x 50' deep typical, with 60' loading bay |
| Clear Height | 32' clear minimum |
| Dock High Doors | 33 – 9' x 10' insulated dock high doors with 4' exterior continuous canopy |
| Drive-In Doors | 2 – 14' x 16' ramped, drive-in doors |
| Truck Court Depth | 185' truck court inclusive of a 60' deep concrete apron |
| Auto Parking | 180 auto spaces |
| Trailer Storage | 47 trailer spaces |
| Warehouse Improvements | LED lighting on motion sensors at 25 FC based on open plan 40,000-lb Rite Hite mechanical pit levelers on 16 dock doors (every other door) Two 1,000 amp transformers and switch gear, for a total of 2,000 amps |
| Sprinkler | ESFR sprinkler system with fire pump |



DAYS TRUCK DRIVE TO/FROM MISSISSIPPI



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Vice President Investments

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