



EQT | EXETER



5899 FedEx Lane

Olive Branch, Mississippi

Building Size: 194,400 SF | 194,400 SF of Industrial Space Available

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Building Size: 194,400 SF | Building Availability: 194,400 SF

Building Specifications

- Industrial space available
- 194,400 SF total building size
- 194,400 SF available size
- 2,700 SF spec office
- 32' minimum clear height
- Front load configuration
- 32 (9'x10') total dock doors
- 10 of the docks with pit levelers and shelters
- 2 (12'x14') drive-in door
- 6" reinforced concrete floors
- 130' truck court with 60' concrete apron
- +/- 152 auto parking spaces
- ESFR sprinkler system
- LED Lighting at 25 FC, 36" AFF



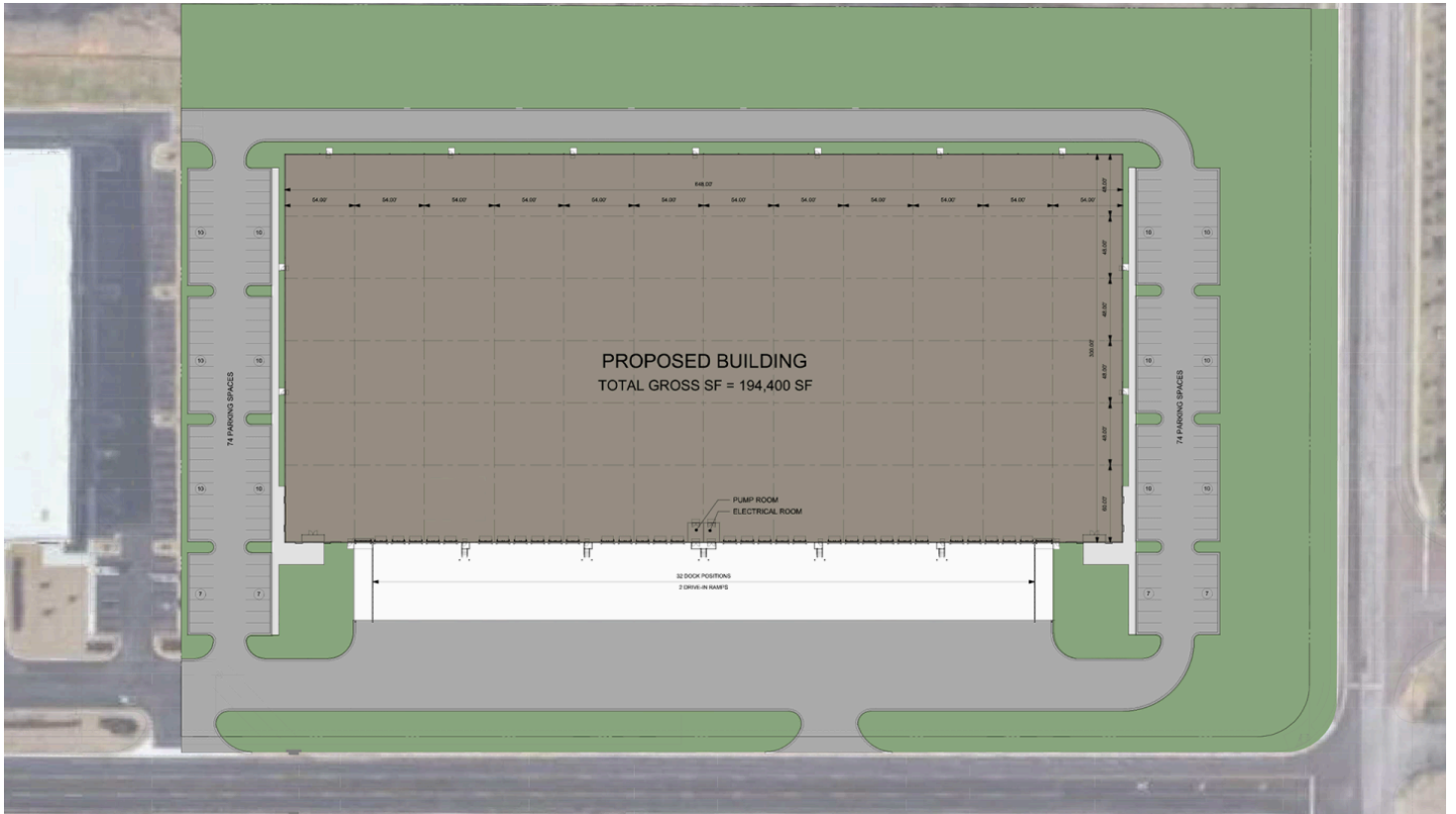
Additional Information

- 10 miles to I-240 and I-269, two of the markets most critical transportation arteries intersecting with I-40, I-22 and I-55
- 11 miles to Memphis International Airport, which supports FedEx's global air cargo business
- 7 miles to BNSF Railway, servicing 28 states and over 40 ports

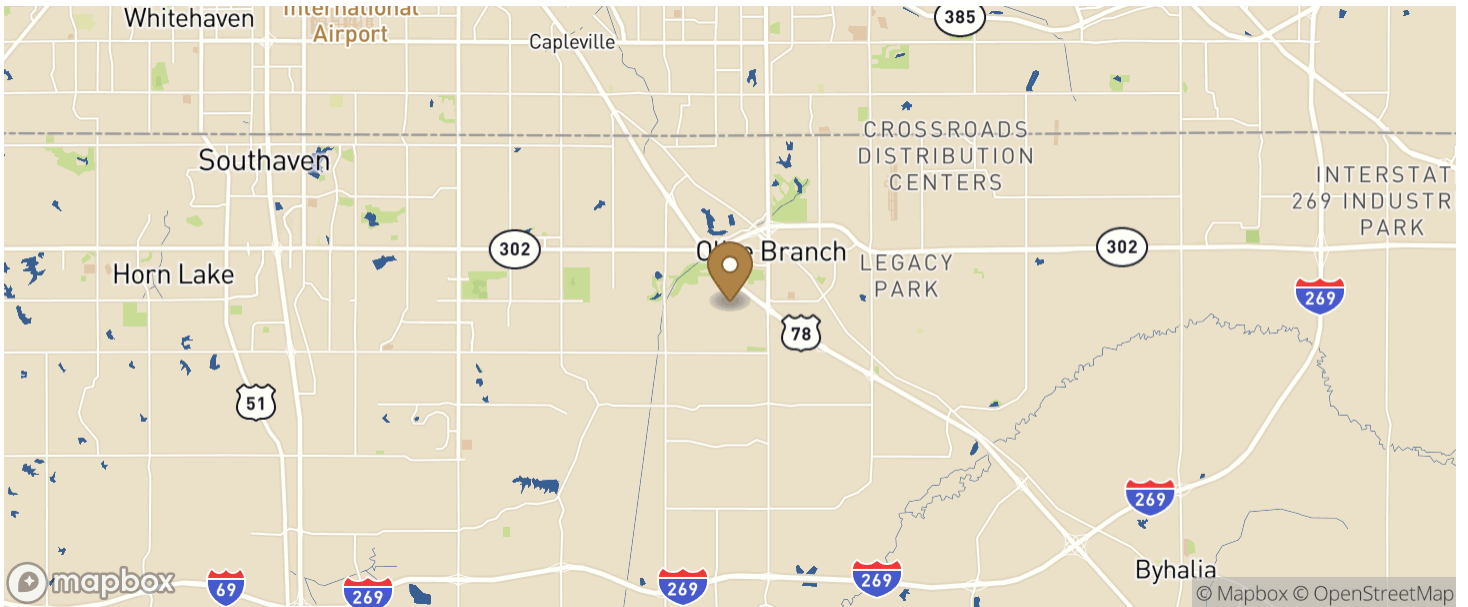
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Location



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Population

WITHIN 10 MILES

Total Population	294,542
Total Labor Force	196,976
Unemployment Rate	2.22%
Median Household Income	60,652
Warehouse Employees	3,786
High School Education Or Higher	65.66%