



EQT | EXETER



Polk Lane Building 2

Olive Branch, MS

Building Size: 1,019,960 SF | 1,019,960 SF of Industrial Space Available

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Building Size: 1,019,960 SF | Building Availability: 1,019,960 SF

Building Specifications

- Industrial space available
- 1,019,960 SF total building size
- 1,019,960 SF available size
- Expandable to 1,165,559 SF
- The Expansion Area could also be utilized for Additional Car/Trailer Parking
- 3,300 SF Spec Office
- 40' Clear Height
- 209 – 9' x 10' Dock Doors; Cross Docked
- 4 – 14' x 16' Drive-In Doors
- 294 Trailer Parking Spaces
- 375 Auto Spaces on West Side
- 56' x 50' column spacing; 60' at loading bays
- 185' Truck Courts
- ESFR Sprinkler
- TPO Roof
- 8" unreinforced slab; reinforced in loading bays
- Skylights in 1% of Total Building Area



Additional Information

- Class A Planned Business Park Setting
- Access to All Transportation Modes:
 - Direct access to Polk Lane and MS Hwy 302
 - Easy access to US-78 / I-22 and TN Hwy 385
 - Proximity to FedEx World Hub, UPS Sort Hub, and FedEx Ground
 - Proximity to BNSF Intermodal Terminal and Norfolk Southern Intermodal Terminal
- Corporate Neighbors include FedEx, Williams-Sonoma, McKesson, and many more
- Multiple Restaurants, Hotels, and other amenities are located less than 5 minutes away

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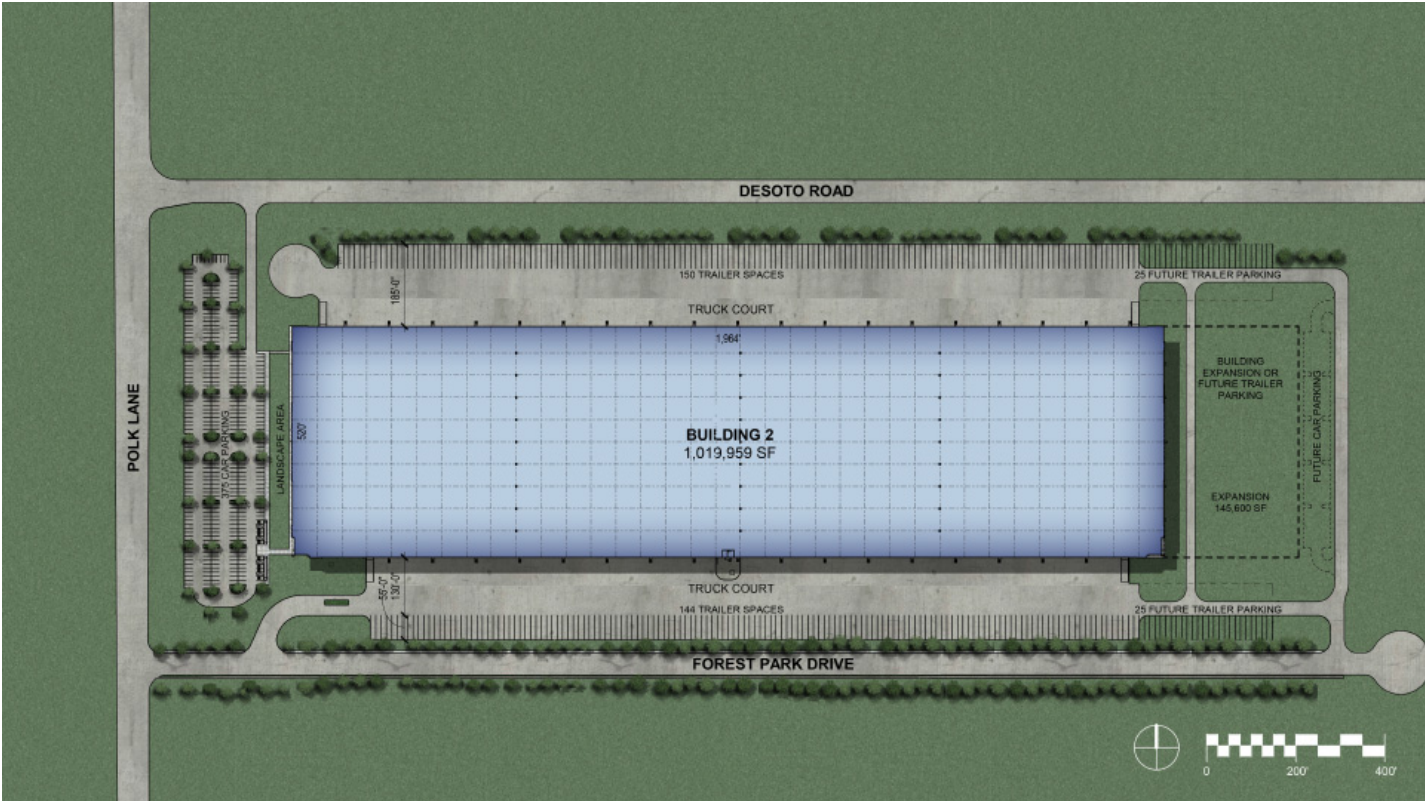
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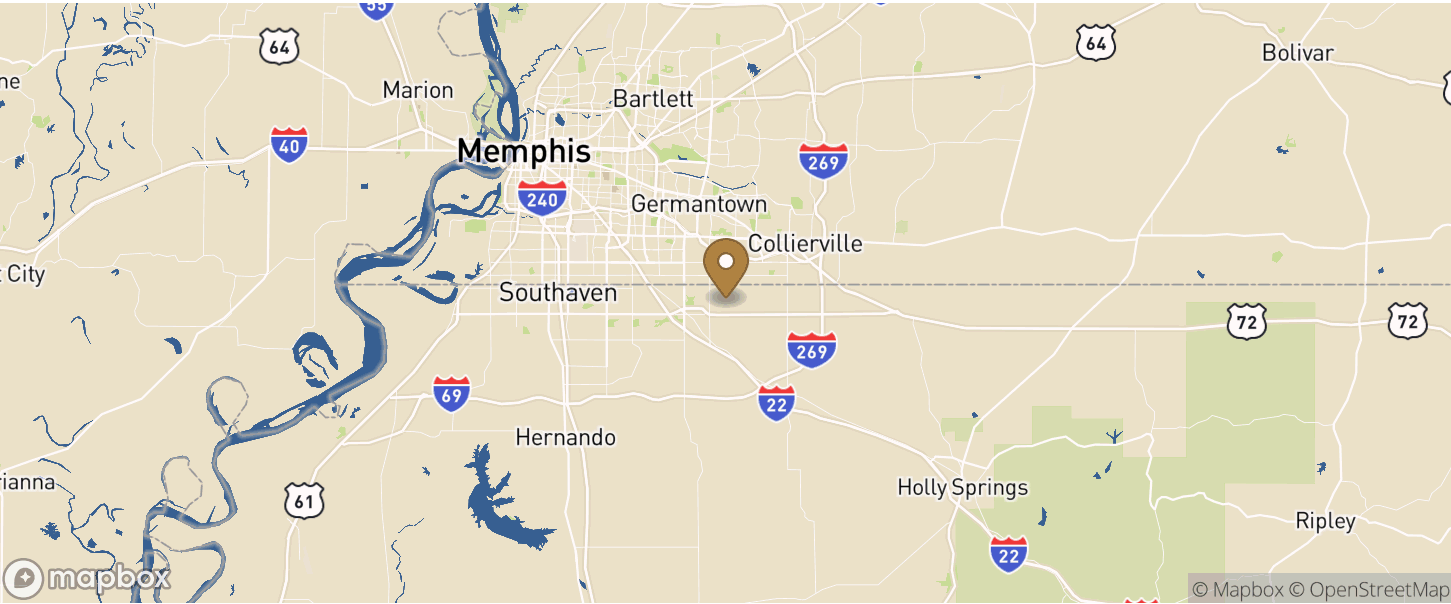
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Location



Population

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ACCESS AND LABOR FORCE	10 MILES
Total Population	305,820
Total Labor Force	187,166
Unemployment Rate	2.06%
Median Household Income	73,339
Warehouse Employees	3,395
High School Education Or Higher	67.25%