

## OVERVIEW

**TYPE:** BUILDING

**ACRES:** 20.14

**BUILDING SQ. FT:** 202,440

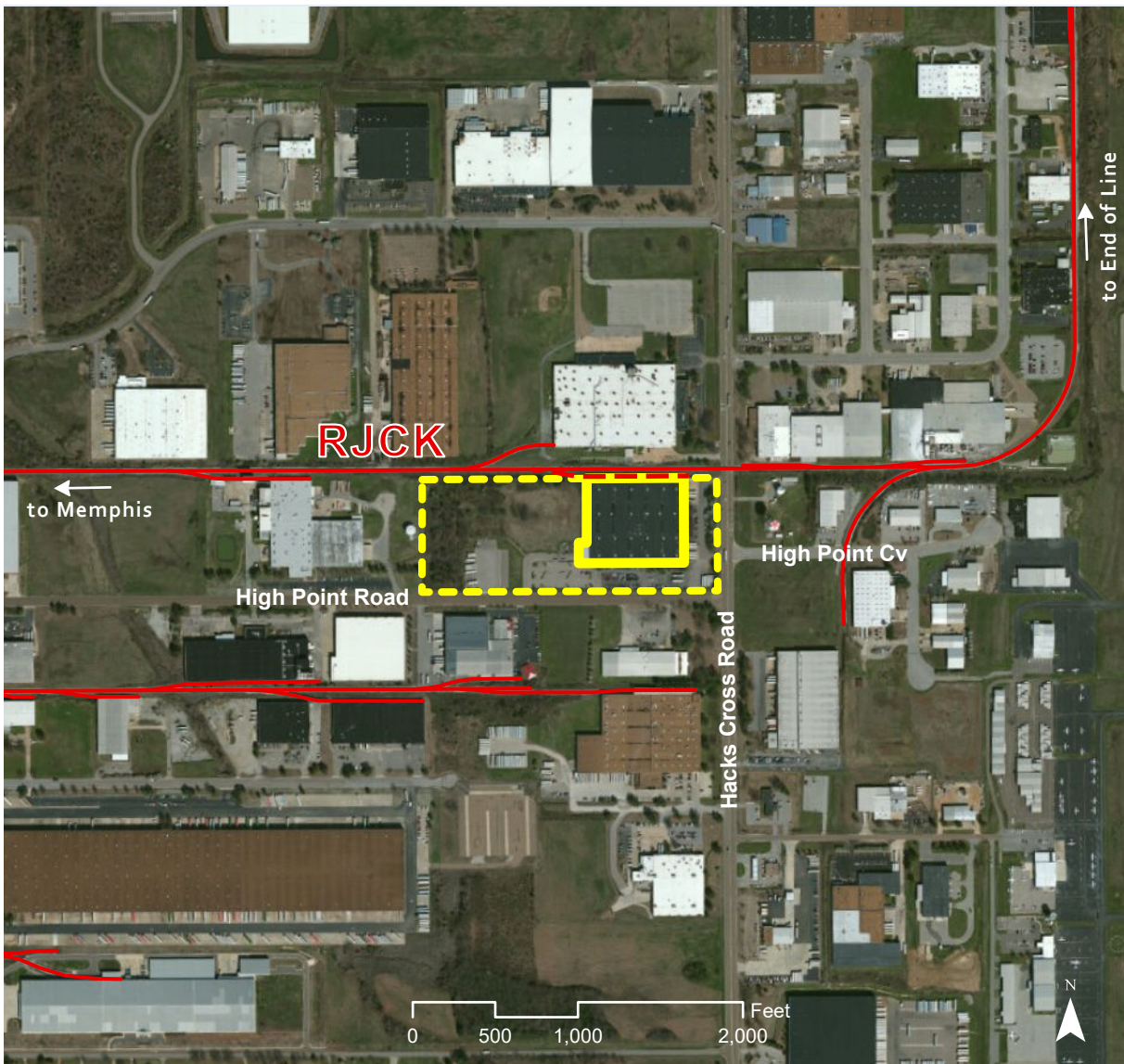
**DIVISIBLE:** YES

**ZONING:** MANUFACTURING

**OWNERSHIP:** PRIVATE

**FOR SALE/LEASE:** SALE OR EASE

**PRICE PER ACRE:** UPON REQUEST



**JAKE WEIR**

DIRECTOR, COMMERCIAL & INDUSTRIAL DEVELOPMENT

JAKE.WEIR@RJCORMAN.COM

C: 859-469-2560

RJCORMAN.COM/DEVELOPMENT

# 8601 HACKS CROSS RD. BUILDING

## OLIVE BRANCH, MS

### LOCATION

**Latitude, Longitude:** 34.9842, -89.798

**County:** DeSoto

### PROPERTY DETAILS

**Under Roof:** 202,440 SF

**Ceiling Height:** 22.5'

**Concrete Pad:** 6" Concrete Floors

**Office Space:** 6,150 SF

### UTILITY

**Electric Provider / Details:** Northcentral

Electric Cooperative / 3 Phase; 480V

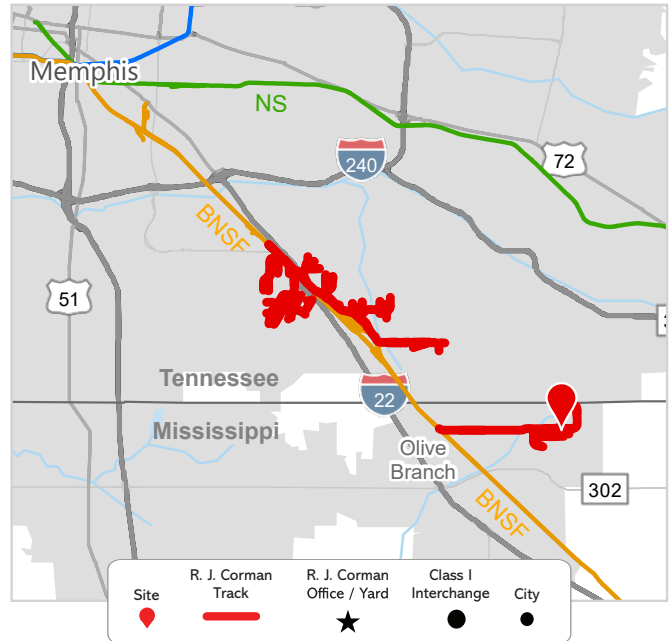
**Water Provider / Details:** Olive Branch

Public Utilities / Connected to 12" Water Line

**Sewer Provider / Details:** Olive Branch Public Utilities / Connected to 8" Sewer Line

**Gas Provider / Details:** Olive Branch Public Utilities / Connected to 2" Gas Line

**Telecom Provider /Details:** CenturyLink



### TRANSPORTATION

**Nearest Highway / Distance:** US Highway 78 / 4 miles

**Nearest Interstate / Distance:** I-22 / 4 miles

**Nearest Airport / Distance:** Memphis International Airport (MEM) / 13 miles

**Nearest Port / Distance:** Port of Memphis / 20 miles

### R. J. CORMAN

**Closest Distribution Center:** Clarksville Distribution Center

**Closest Transloading Facility:** Container Transload & Export (Memphis)

**Class I Interchange Partner(s):** BNSF

**Interchange Points(s):** Memphis, TN

**Served by:** RJCK



**JAKE WEIR** DIRECTOR, COMMERCIAL & INDUSTRIAL DEVELOPMENT

JAKE.WEIR@RJCORMAN.COM

C: 859-469-2560

RJCORMAN.COM/DEVELOPMENT