



Metro Industrial Park

Hacks Cross Road @ Stateline Road · Olive Branch, MS 38654



- Served by both rail and truck
- Land Parcels for sale or lease up to 66 acres
- Minutes away from Highway 78
- Located in thriving Olive Branch, MS

Served by both rail and truck, Metro Industrial Park offers an excellent warehousing opportunity in the city fast becoming known as America's Distribution Center. Special tax incentives, an ample work force and free job training in a right-to-work state all add to the opportunity. Metro is ideally located in thriving Olive Branch, MS, a Memphis suburb, offering numerous land parcels up to 66 acres. Sears and Mazda saw the merit of Metro Industrial Park and located regional warehouses there. Join them and other national firms.

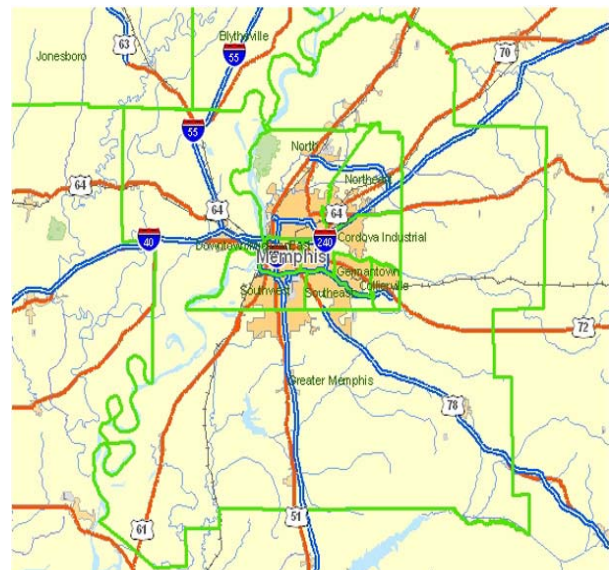
Market Information

The Memphis DMA (Designated Market Area) includes 30 counties in parts of Tennessee, Mississippi, Arkansas and Missouri. Approximately 21% of Tennessee's total population lives in the eleven Tennessee counties in the Memphis DMA. With a population of 1,826,125 the Memphis DMA is the 40th largest in the nation. The Memphis MSA (Metropolitan Statistical Area) is the 41st nationally and includes eight counties and has a population of 1,250,399. The Memphis MSA is projected to grow 4.6% in the next 5 years. Recognized as America's distribution center, Memphis is within a day's drive of two-thirds of the U.S. population and only 600 miles from 154 major cities. Memphis is home to Federal Express' World Headquarters and their giant superhub and also a major hub of UPS. Memphis International Airport is the number one cargo airport in the world – handling 3.4 million metric tons of cargo.

Over 8 million domestic and international tourists visit Memphis each year. Major areas of employment include distribution, financial services, healthcare, and retail. The international headquarters of FedEx employs 30,000 people in the region, more than any other single business. Additionally, the NBA Memphis Grizzlies were established in 2002 and recently opened their new stadium, the FedExForum.

In addition to its superior infrastructure, Memphis is recognized for its vibrant and growing downtown. Memphis is known for its music that is a mixture of blues, rock and roll, R & B, and gospel that creates an infectious blend of soul and sensation unique to the city. Many music festivals are held each year, including the Memphis in May Beale Street Music Festival which brings people from all over the world to the Bluff City.

GREATER MEMPHIS





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Available Units

BUILDING	UNIT	TOTAL RENTABLE	USE TYPE
8000 Terminal Drive	A103	152 (SF)	MISCELLANEOUS
8000 Terminal Drive	D010	17,000 (SF)	INDUSTRIAL
10425 Ridgewood Dr	A010	120 (SF)	INDUSTRIAL
10425 Ridgewood Dr	A020	5 (SF)	INDUSTRIAL
10400 Marina Dr	C030	25,000 (SF)	INDUSTRIAL



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UNIT INFORMATION

Unit ID: A103

Address: 8000 Terminal Drive Olive Branch, MS 38654

Unit Area: 152 Square Feet Available

● **Exterior Walls:**

Available from Asset Management Services

● **Loading:**

Available from Asset Management Services

Available from Asset Management Services

● **Floors:**

Available from Asset Management Services

● **Clear Heights:**

Available from Asset Management Services

● **Fire Suppression:**

Available from Asset Management Services

● **Column Spacing:**

Available from Asset Management Services

● **HVAC:**

Available from Asset Management Services

● **Roofing System:**

Available from Asset Management Services

● **Lighting:**

Available from Asset Management Services

● **Parking Area:**

Available from Asset Management Services

● **Electrical:**

Available from Asset Management Services



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UNIT INFORMATION

Unit ID: D010

Address: 8000 Terminal Drive Olive Branch, MS 38654

Unit Area: 17,000 Square Feet Available

● **Exterior Walls:**

Available from Asset Management Services

● **Loading:**

Available from Asset Management Services

Available from Asset Management Services

● **Floors:**

Available from Asset Management Services

● **Clear Heights:**

Available from Asset Management Services

● **Fire Suppression:**

Available from Asset Management Services

● **Column Spacing:**

Available from Asset Management Services

● **HVAC:**

Available from Asset Management Services

● **Roofing System:**

Available from Asset Management Services

● **Lighting:**

Available from Asset Management Services

● **Parking Area:**

Available from Asset Management Services

● **Electrical:**

Available from Asset Management Services



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UNIT INFORMATION

Unit ID: A010

Address: 10425 Ridgewood Dr Olive Branch, MS 38654

Unit Area: 120 Square Feet Available

● **Exterior Walls:**

Available from Asset Management Services

● **Loading:**

Available from Asset Management Services

Available from Asset Management Services

● **Floors:**

Available from Asset Management Services

● **Clear Heights:**

Available from Asset Management Services

● **Fire Suppression:**

Available from Asset Management Services

● **Column Spacing:**

Available from Asset Management Services

● **HVAC:**

Available from Asset Management Services

● **Roofing System:**

Available from Asset Management Services

● **Lighting:**

Available from Asset Management Services

● **Parking Area:**

Available from Asset Management Services

● **Electrical:**

Available from Asset Management Services



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UNIT INFORMATION

Unit ID: A020

Address: 10425 Ridgewood Dr Olive Branch, MS 38654

Unit Area: 5 Square Feet Available

● **Exterior Walls:**

Available from Asset Management Services

● **Loading:**

Available from Asset Management Services

Available from Asset Management Services

● **Floors:**

Available from Asset Management Services

● **Clear Heights:**

Available from Asset Management Services

● **Fire Suppression:**

Available from Asset Management Services

● **Column Spacing:**

Available from Asset Management Services

● **HVAC:**

Available from Asset Management Services

● **Roofing System:**

Available from Asset Management Services

● **Lighting:**

Available from Asset Management Services

● **Parking Area:**

Available from Asset Management Services

● **Electrical:**

Available from Asset Management Services



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UNIT INFORMATION

Unit ID: C030

Address: 10400 Marina Dr Olive Branch, MS 38654

Unit Area: 25,000 Square Feet Available

● **Exterior Walls:**

Available from Asset Management Services

● **Loading:**

Available from Asset Management Services

Available from Asset Management Services

● **Floors:**

Available from Asset Management Services

● **Clear Heights:**

Available from Asset Management Services

● **Fire Suppression:**

Available from Asset Management Services

● **Column Spacing:**

Available from Asset Management Services

● **HVAC:**

Available from Asset Management Services

● **Roofing System:**

Available from Asset Management Services

● **Lighting:**

Available from Asset Management Services

● **Parking Area:**

Available from Asset Management Services

● **Electrical:**

Available from Asset Management Services