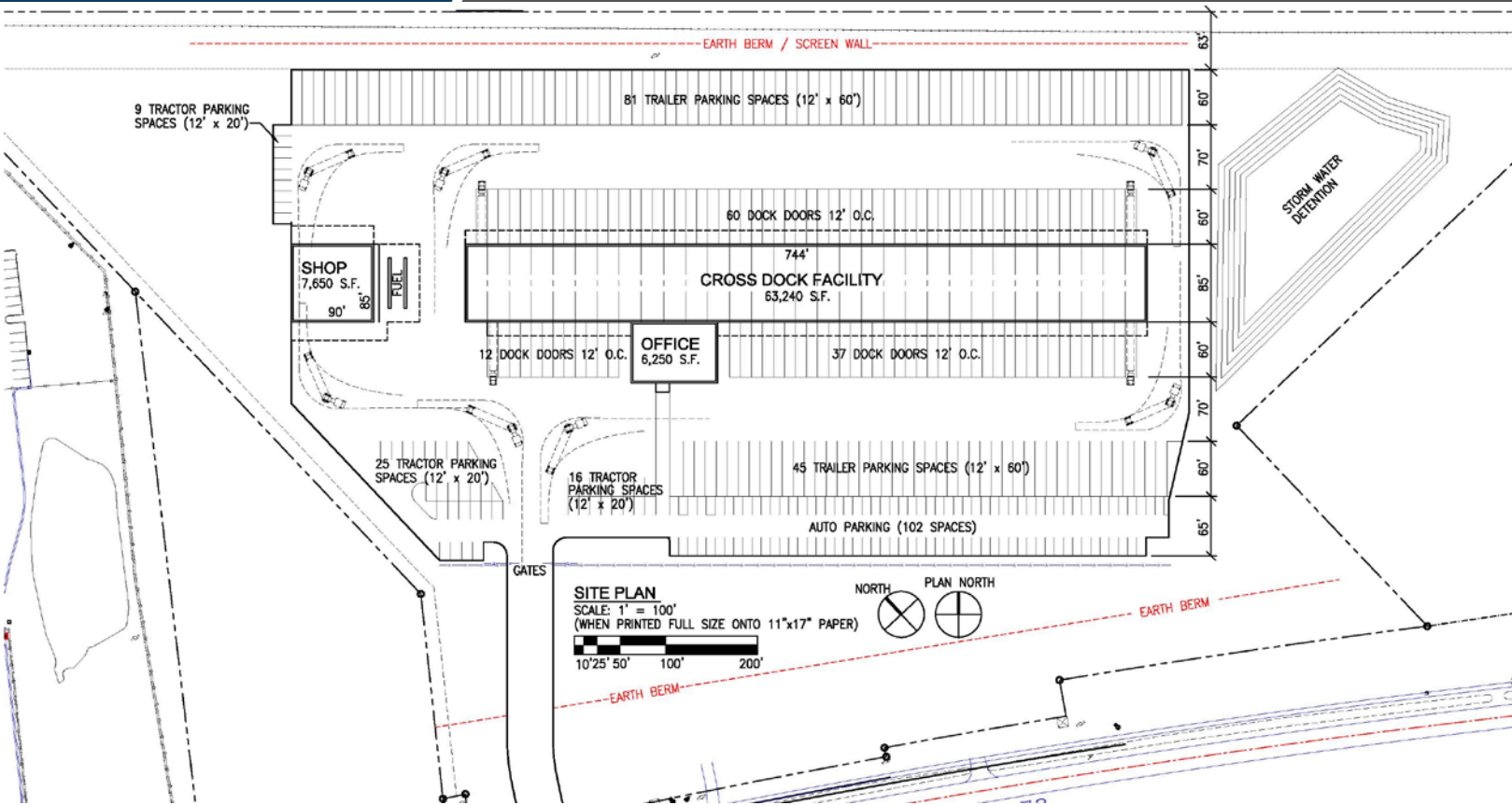


7662 Old Highway 78 Olive Branch, MS – Development Site

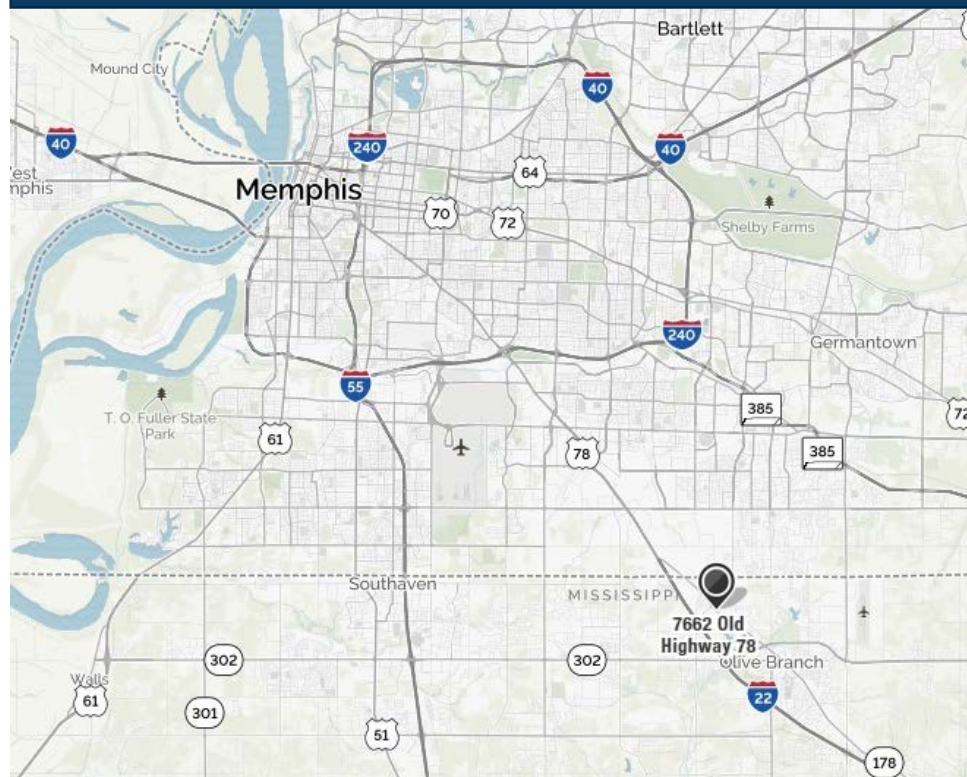


Property Summary

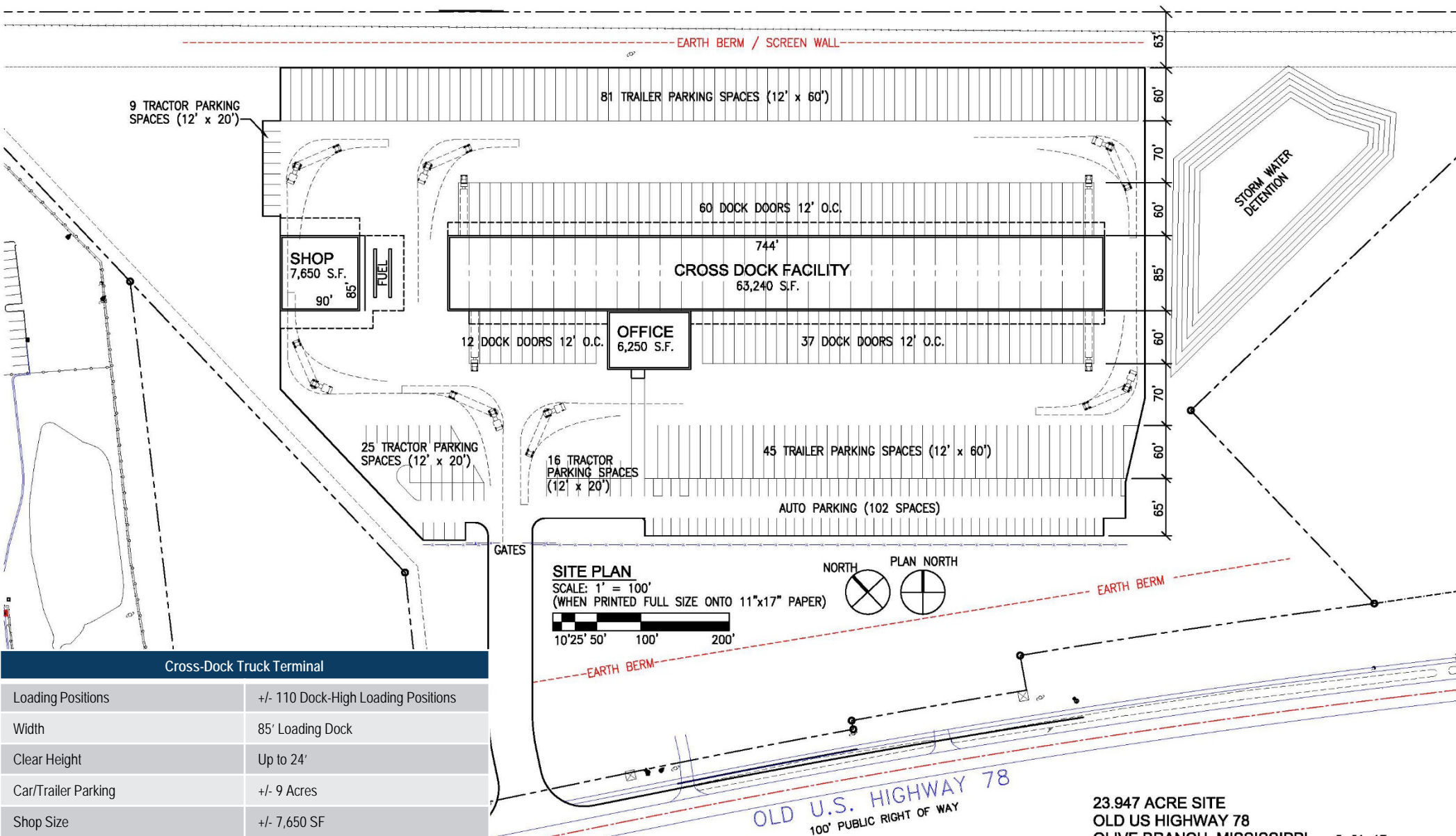
Type	24 acres for potential industrial development
Loading Positions	+/- 110
Tenant	N/A
Dock SF	+/- 285,000
Office SF	N/A
Shop SF	N/A
Dock Width	N/A
Fueling	N/A
Clear Height	Up to 32'
Secure	Yes
Zoning	MI-2

Notes: Please see following pages for potential site layouts.

Proximity Map

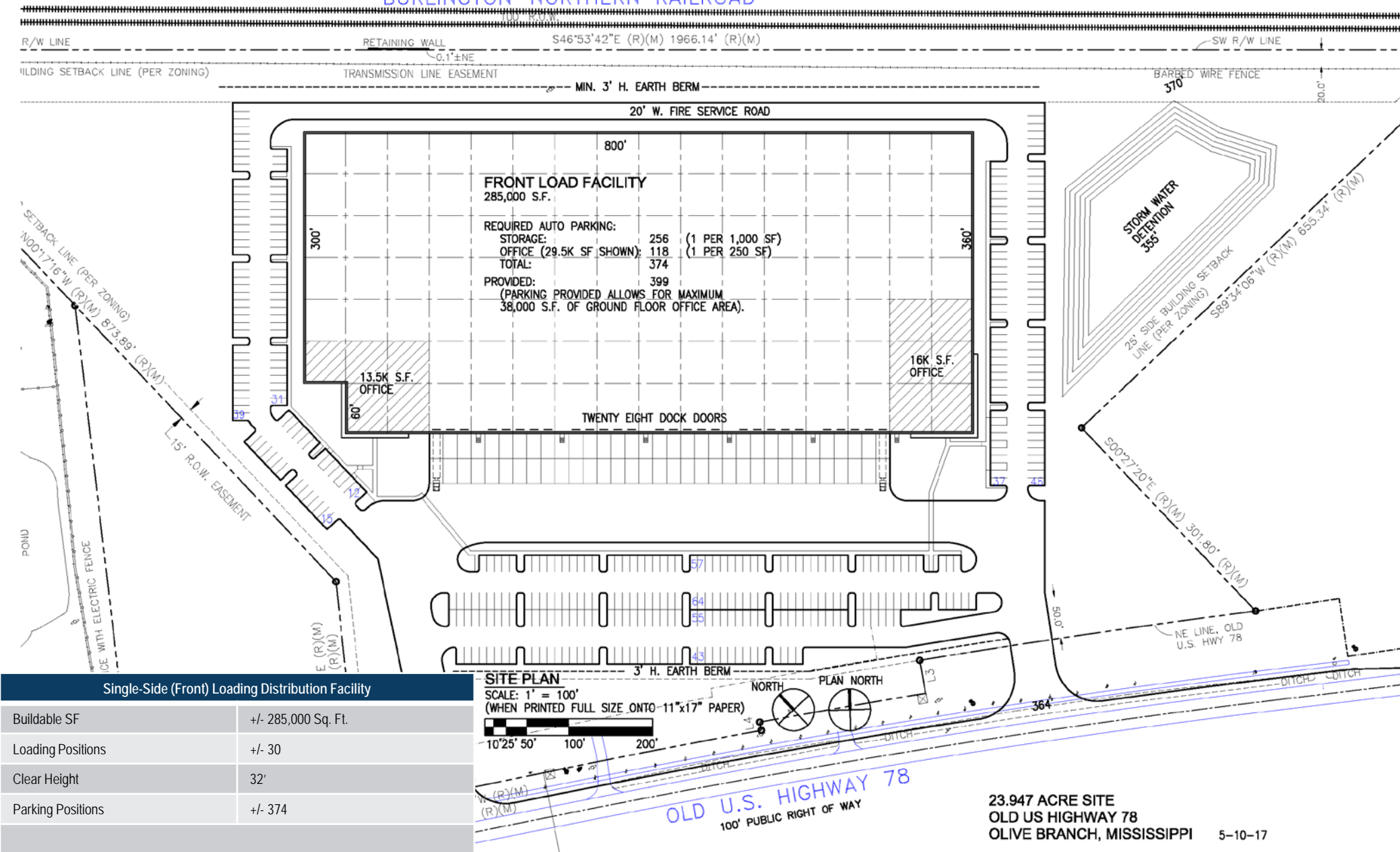


BURLINGTON-NORTHERN RAILROAD



Single-Side (Front) Loading Distribution Facility

BURLINGTON-NORTHERN RAILROAD



REAR LOAD FACILITY
269,000 S.F.

800' (FORTY DOCK DOORS)

100' 210' 50' 130' 50' 310' 100'

10K S.F. OFFICE 5K OFFICE 10K S.F. OFFICE

REQUIRED AUTO PARKING:
STORAGE: 244 (1 PER 1,000 SF)
OFFICE (25K SF SHOWN): 100 (1 PER 250 SF)
TOTAL: 344
PROVIDED: 376
(PARKING PROVIDED ALLOWS FOR MAXIMUM 35,000 S.F. OF GROUND FLOOR OFFICE AREA).

SITE PLAN
SCALE: 1" = 100'
(WHEN PRINTED FULL SIZE ONTO 11"x17" PAPER)

NORTH PLAN NORTH

10' 25' 50' 100' 200'

OLD U.S. HIGHWAY 78
100' PUBLIC RIGHT OF WAY

23.947 ACRE SITE
OLD US HIGHWAY 78
OLIVE BRANCH, MISSISSIPPI

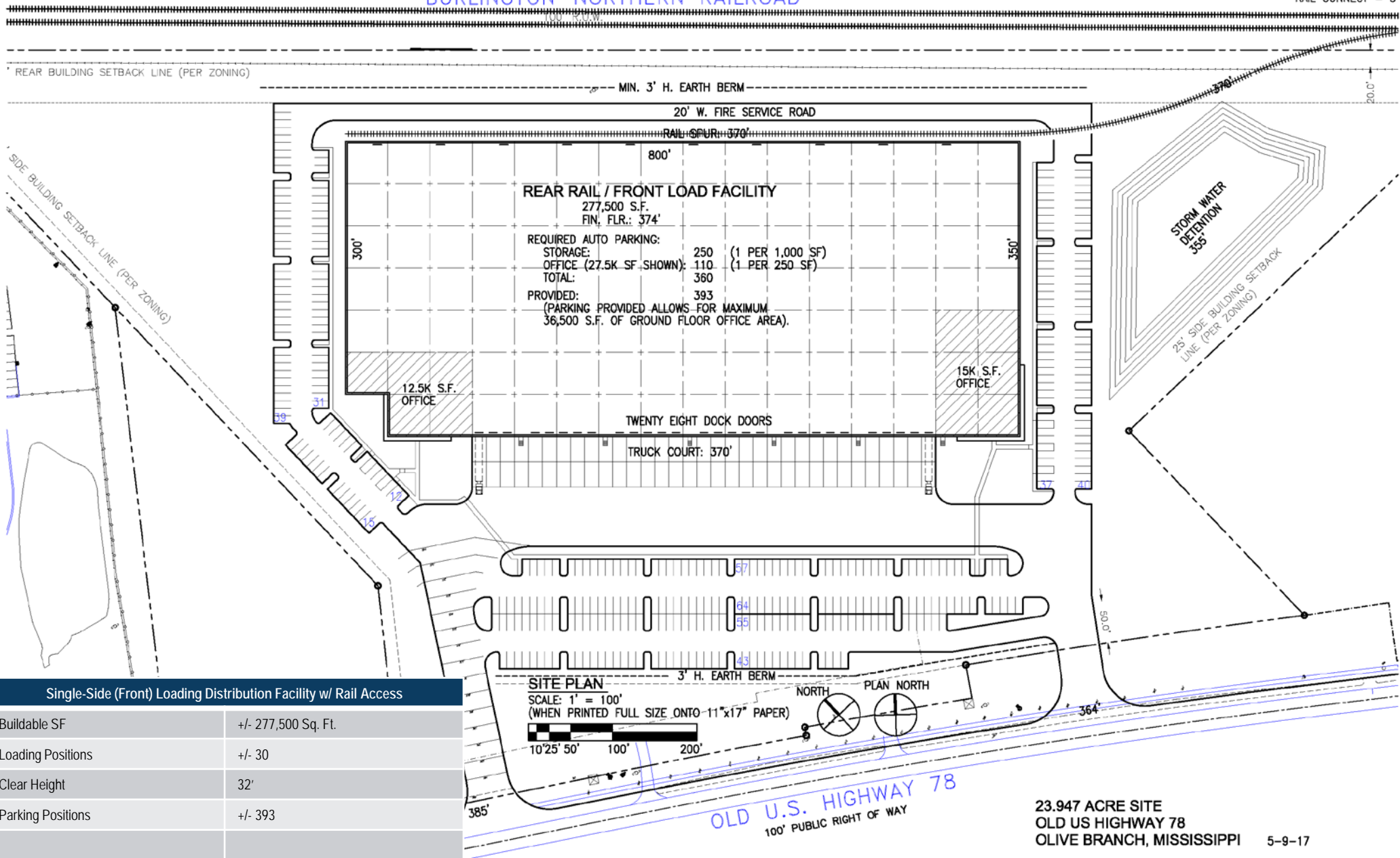
4-30-17

Single-Side (Rear) Loading Distribution Facility	
Buildable SF	+/- 269,000 Sq. Ft.
Loading Positions	+/- 40
Clear Height	32'
Parking Positions	+/- 376

Single-Side (Front) Loading Distribution Facility with Rail Access – Multi-Tenant

BURLINGTON-NORTHERN RAILROAD

GRADE @
RAIL CONNECT = 3'



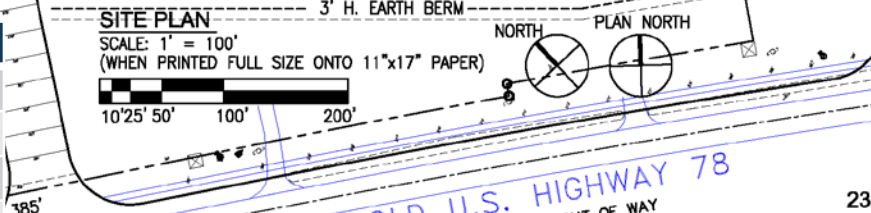
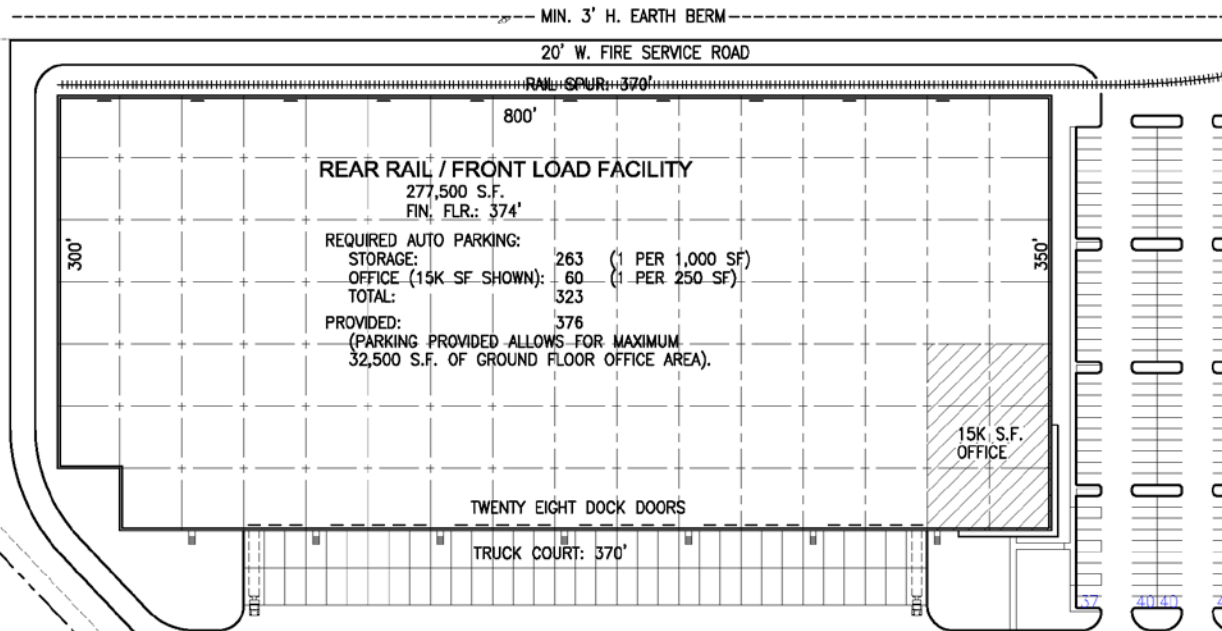
Single-Side (Front) Loading Distribution Facility w/ Rail Access

Buildable SF	+/- 277,500 Sq. Ft.
Loading Positions	+/- 30
Clear Height	32'
Parking Positions	+/- 393

Single-Side (Front) Loading Distribution Facility with Rail Access – Single-Tenant

BURLINGTON-NORTHERN RAILROAD

RAIL CONNECT = 3'



23.947 ACRE SITE
OLD US HIGHWAY 78
OLIVE BRANCH, MISSISSIPPI

5-1-17

Single-Side (Front) Loading Distribution Facility w/ Rail Access (Single-Tenant)	
Buildable SF	+/- 277,500 Sq. Ft.
Loading Positions	+/- 30
Clear Height	32'
Parking Positions	+/- 376