



# 1222 Commerce Parkway

## Unit 400, Horn Lake, MS

# 99,978 SF

DISTRIBUTION WAREHOUSE

<b>OFFICE</b>	2,918 SF
<b>LOADING FACILITIES</b>	18 dock doors, 8 fully equipped Rear load
<b>DRIVE IN DOOR</b>	(1) 12' x 16' drive-in door
<b>POWER</b>	600 Amp, 480/277 V
<b>LIGHTING</b>	LED
<b>TRAILER PARKING</b>	± 28 stalls
<b>AUTO PARKING</b>	± 60 spaces
<b>TRUCK COURT</b>	130' / 185' back 60' concrete apron

<b>BUILDING</b>	300,145 SF
<b>BUILT</b>	2018
<b>CLEAR HEIGHT</b>	32'
<b>COLUMN SPACING</b>	54' x 50' 60' speed bays
<b>CONSTRUCTION</b>	Tilt-up concrete
<b>SLAB</b>	6" Ductilcrete
<b>ROOF</b>	45 mil TPO R-19 insulation
<b>SPRINKLERS</b>	ESFR with fire pump

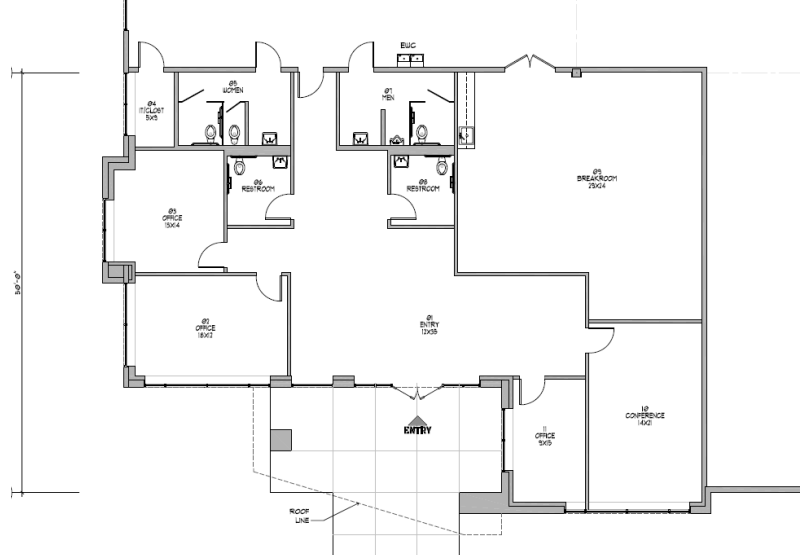
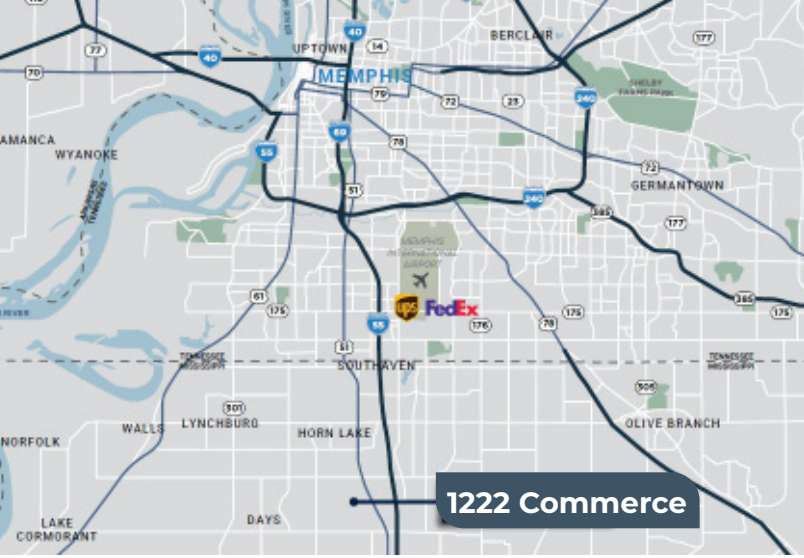


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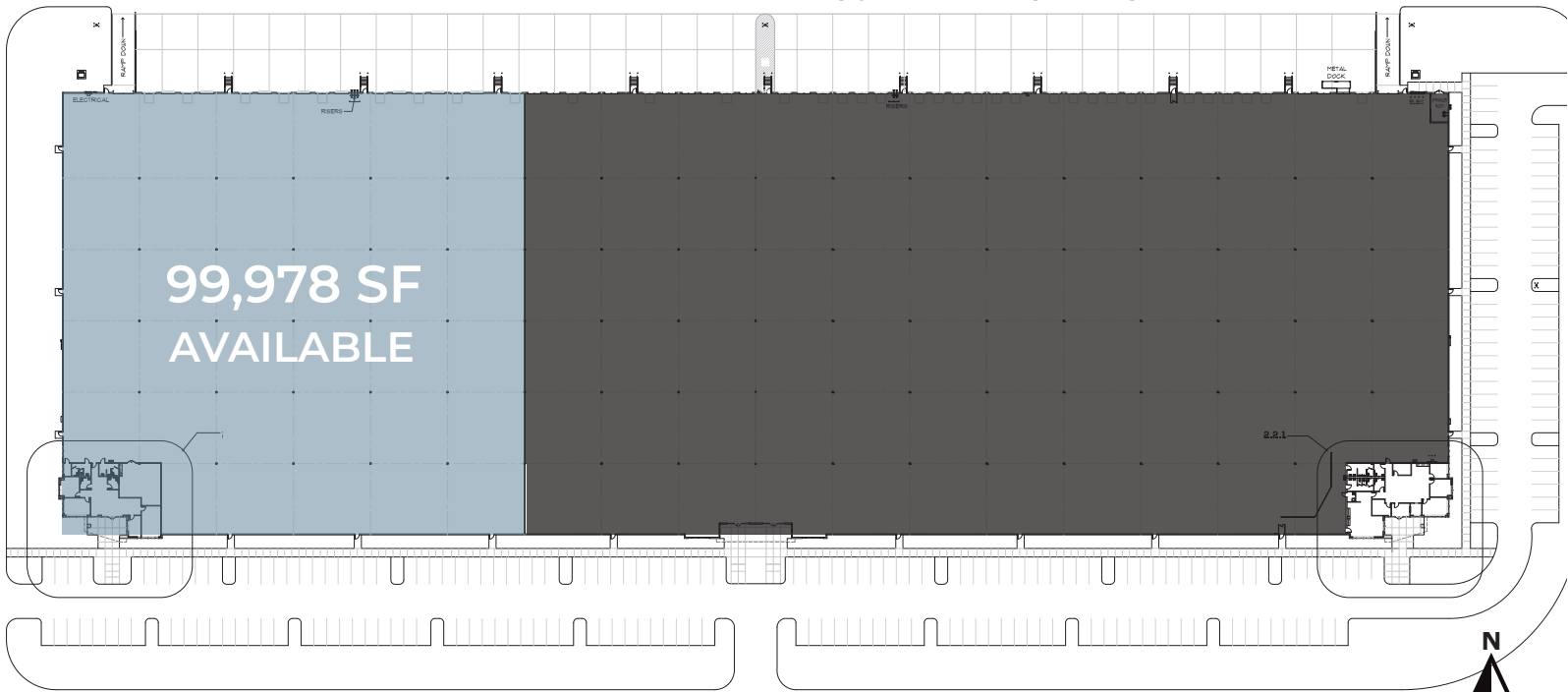


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50 TRAILER STALLS






110 PARKING SPACES

Located in Memphis's most active submarket,

1222 Commerce Pkwy is strategically positioned adjacent to US Highway 51 with convenient access to the FedEx and UPS sorting hubs.

With 18 dock positions and a wide 185' truck court, the 99,978 rear load space is ready for regional distribution.

NEARBY ACCESS

-  .....2 mi
-  .....17 mi
-  .....20 mi

POINTS OF INTEREST

-  .....10 mi
-  .....12 mi
-  .....12 mi



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