

INDUSTRIAL SPACE FOR LEASE

# STATELINE

BUSINESS PARK BLDG D

8680 SWINNEA RD | SOUTHAVEN, MS 38671

 CUSHMAN &  
WAKEFIELD

 COMMERCIAL  
ADVISORS



HIGH-VISIBILITY  
END CAP

## INDUSTRIAL SPACE FOR LEASE

257,760 SF AVAILABLE

### PROPERTY HIGHLIGHTS

- 32' clear
- End cap
- Perimeter fencing
- Cross dock
- Column spacing: 54' x 50'
- Speed bays: 54' x 60'
- Building depth: 520'
- 5,804 SF main office
- 9,222 SF climate controlled room
- Shipping/Receiving: 1,500 SF (two separate offices)
- Truck courts: 180'
- 34+/- trailer spaces
- 190+/- auto spaces
- ESFR sprinkler system
- T5 lights with sensors
- 50 Dock High Doors (9' x 10')-34 fully equipped (levelers, seals, lights and dock locks)
- One (1) drive-in door (14' x 16')
- 20 Battery Charging Stations



**Mark Jenkins, SIOR, CCIM**  
Principal  
901 362 9870  
mjenkins@commadv.com

**Kemp Conrad, SIOR, Dual Designation**  
Vice Chairman & Principal  
901 273 2359  
kconrad@commadv.com

**Owen Mercer, SIOR, CCIM**  
Principal  
901 273 2343  
omerger@commadv.com

**Laura Meanwell, CCIM**  
Associate Vice President  
901 246 1230  
lmeanwell@commadv.com

5101 Wheelis Drive, Suite 300  
Memphis, TN 38117  
Main: 901 366 6070  
[www.commadv.com](http://www.commadv.com)

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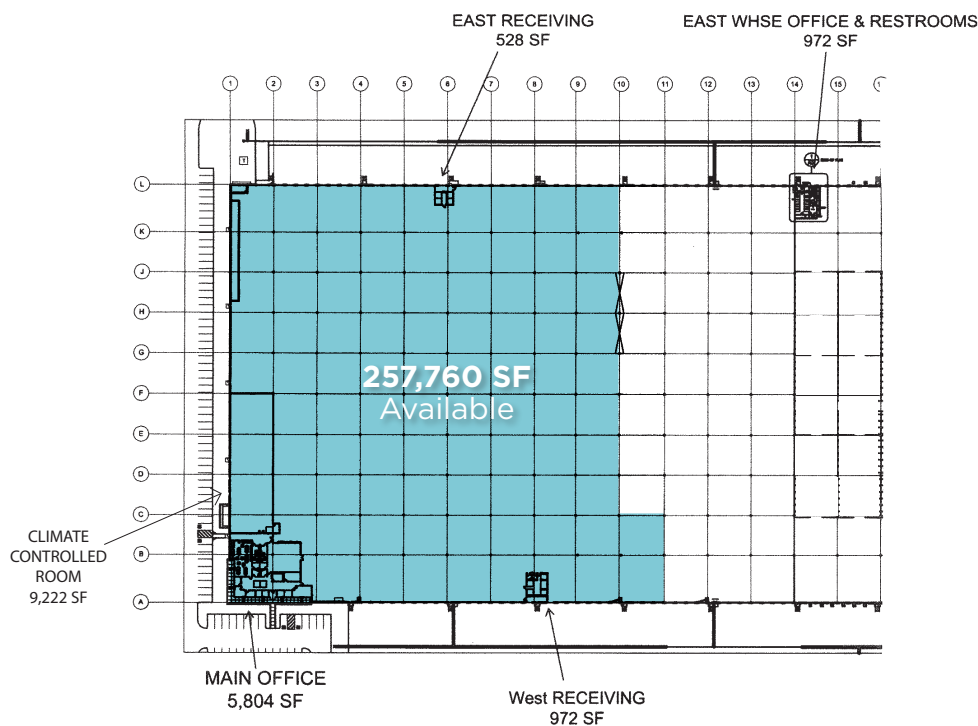
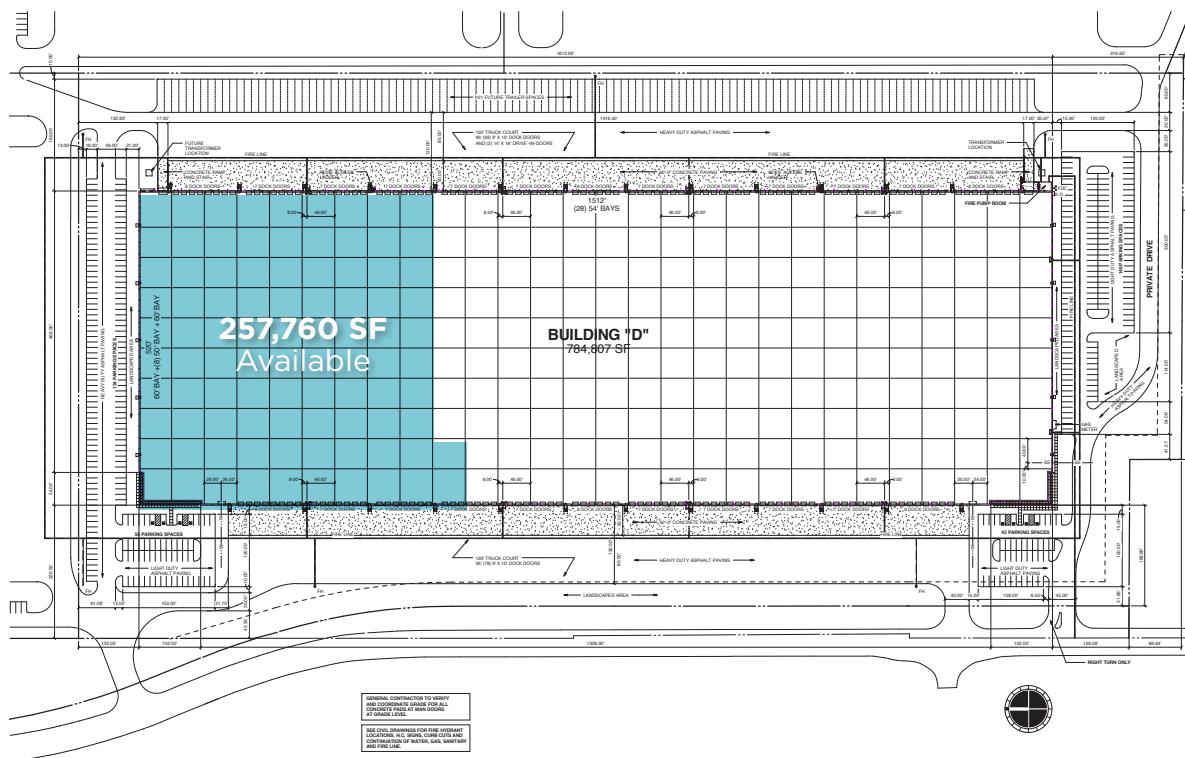
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## SITE PLAN



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## THE PROPERTY



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mjenkins@commadv.com

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Designation**  
Vice Chairman & Principal  
901 273 2359  
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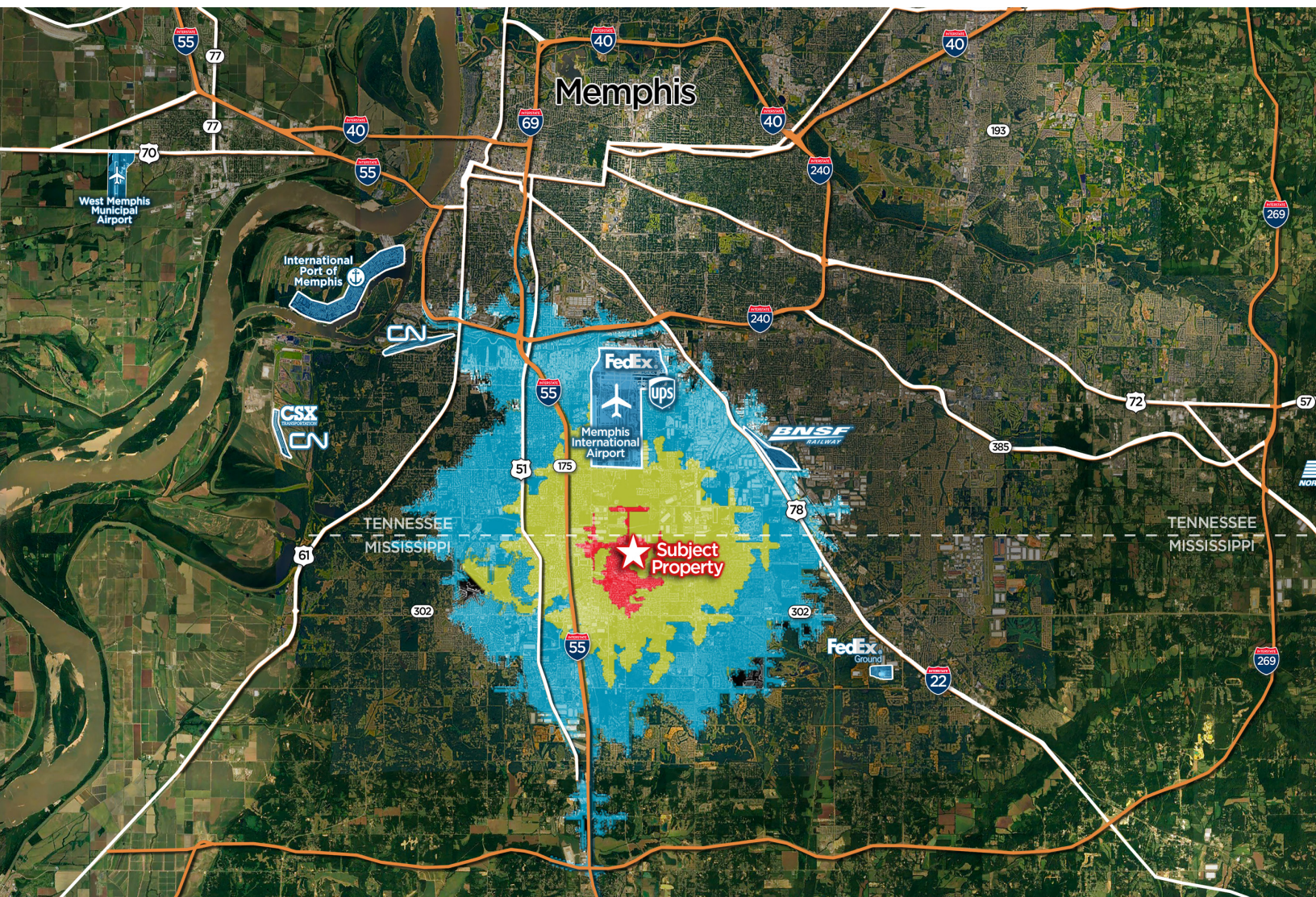
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## DRIVE TIME MAP



**5 MINS**  
**10 MINS**  
**15 MINS**

<b>7</b> MINS	<b>5</b> MINS	<b>28</b> MINS	<b>12</b> MINS	<b>17</b> MINS	<b>43</b> MINS	<b>51</b> MINS
<b>4</b> MILES	<b>2</b> MILES	<b>20</b> MILES	<b>6</b> MILES	<b>11</b> MILES	<b>28</b> MILES	<b>48</b> MILES

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