

INDUSTRIAL SPACE FOR LEASE

STATELINE

BUSINESS PARK BLDG E

8655 COMMERCE DR | SOUTHAVEN, MS 38671



INDUSTRIAL SPACE FOR LEASE

+/- 128,988 SF AVAILABLE

PROPERTY HIGHLIGHTS

- 2,940 SF office
- 32' clear height
- ESFR fire suppression
- Cross Dock
- 30 dock doors (29 fully equipped including 14 with truck restraints)
- One (1) drive-in door
- LED lights with sensors
- Two shipping/receiving offices - 135 SF each
- Truck courts - 130' deep
- 95 parking spaces
- 100% HVAC
- 54' x 50' column spacing
- 1,600 AMP electrical service
- Fenced rear truck court



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
omercer@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

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 9/22/25. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

INDUSTRIAL SPACE FOR LEASE

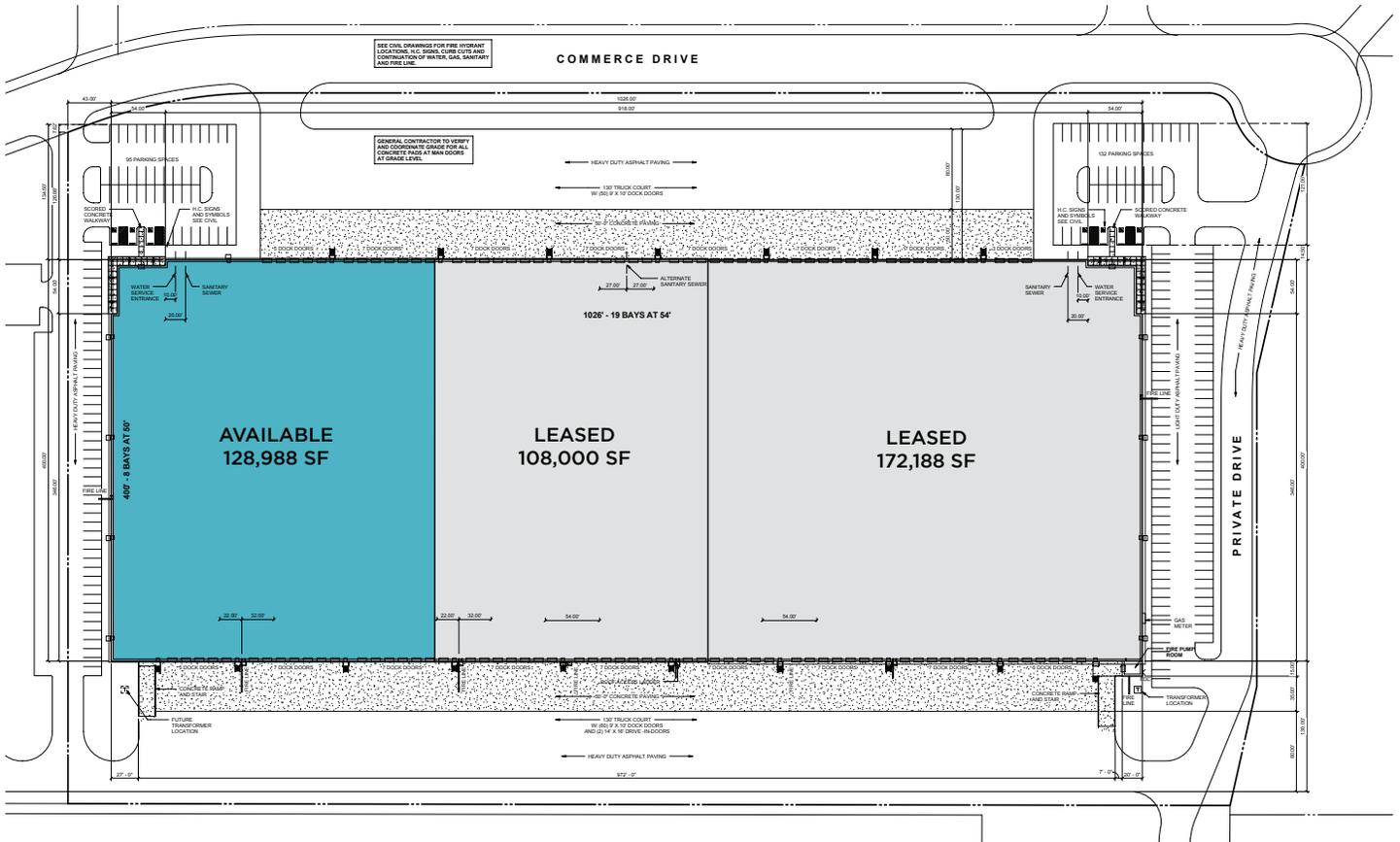
STATELINE

BUSINESS PARK BLDG E

8655 COMMERCE DR | SOUTHAVEN, MS 38671



SITE PLAN



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 9/22/25. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

INDUSTRIAL SPACE FOR LEASE

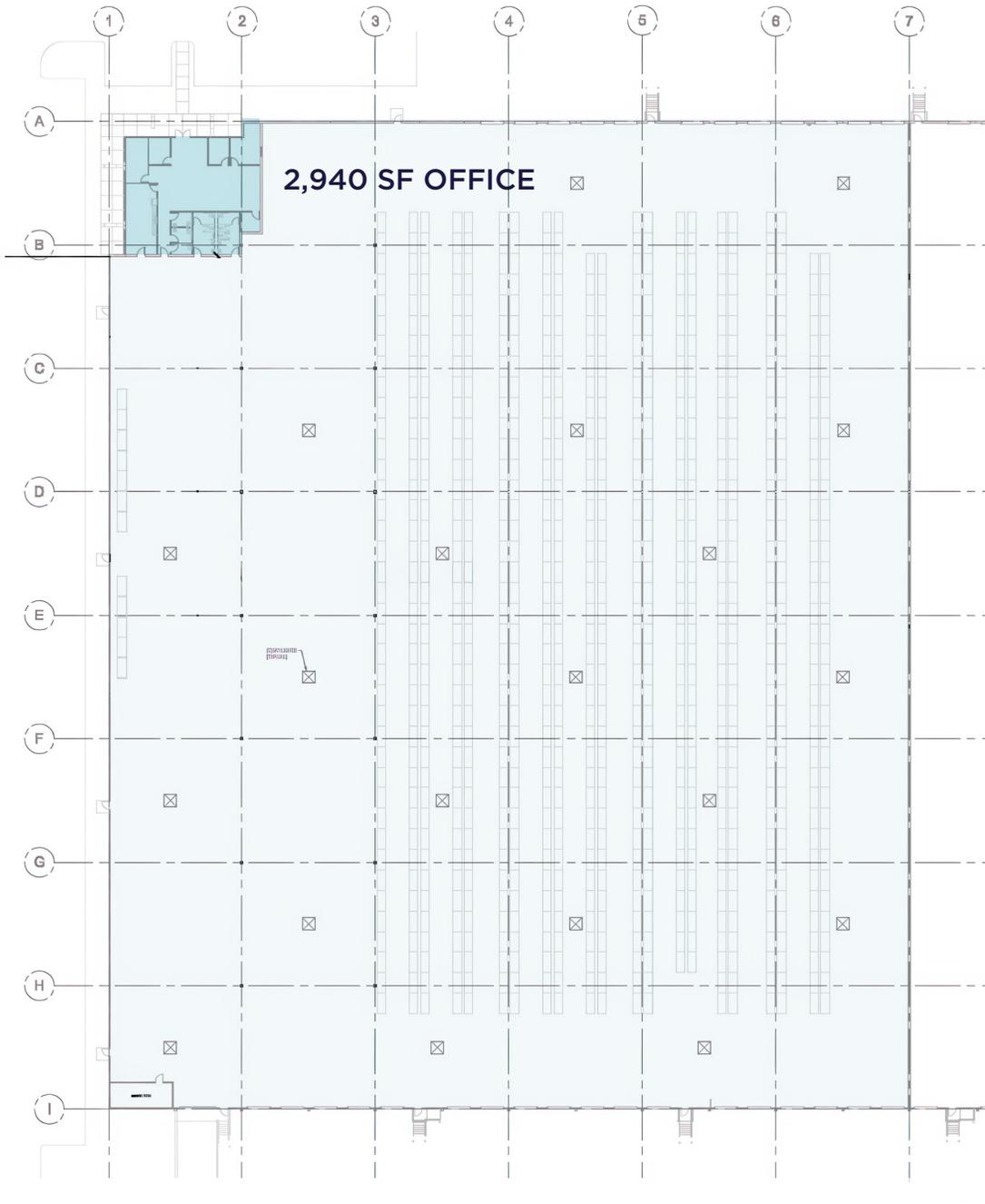
STATELINE

BUSINESS PARK BLDG E

8655 COMMERCE DR | SOUTHAVEN, MS 38671



FLOOR PLAN



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 9/22/25. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

INDUSTRIAL SPACE FOR LEASE

STATELINE

BUSINESS PARK BLDG E

8655 COMMERCE DR | SOUTHAVEN, MS 38671



THE PROPERTY



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
omercer@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

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 9/22/25. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

INDUSTRIAL SPACE FOR LEASE

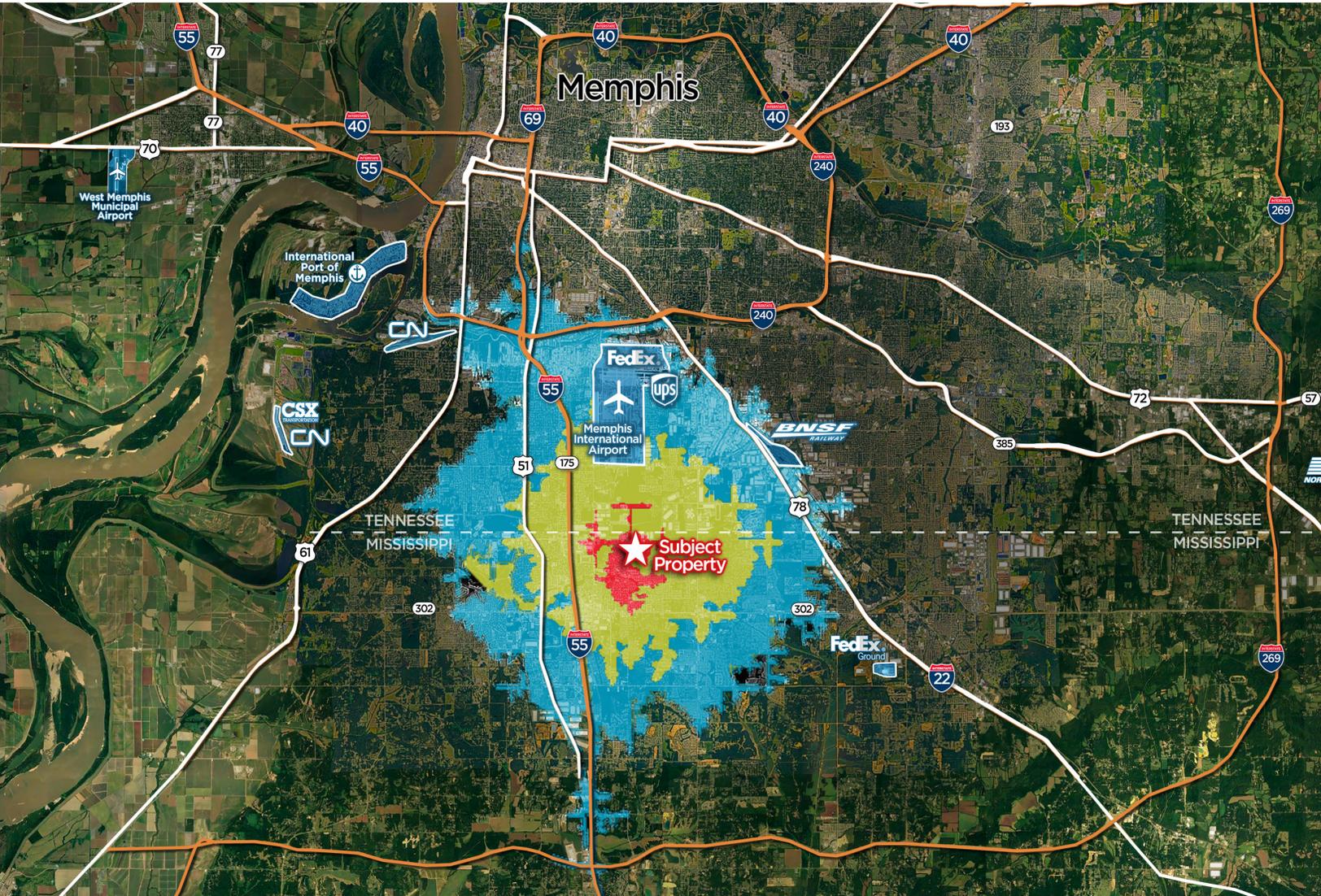
STATELINE

BUSINESS PARK BLDG E

8655 COMMERCE DR | SOUTHAVEN, MS 38671



DRIVE TIME MAP



- 5 MINS
- 10 MINS
- 15 MINS

7 MINS	5 MINS	28 MINS	12 MINS	17 MINS	43 MINS	51 MINS
4 MILES	2 MILES	20 MILES	6 MILES	11 MILES	28 MILES	48 MILES

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
 Cushman & Wakefield Copyright 9/22/25. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

INDUSTRIAL SPACE FOR LEASE

STATELINE

BUSINESS PARK **BLDG E**

8655 COMMERCE DR | SOUTHAVEN, MS 38671



PRIME LOCATION

NATIONAL DRIVE TIME

1-DAY DRIVE

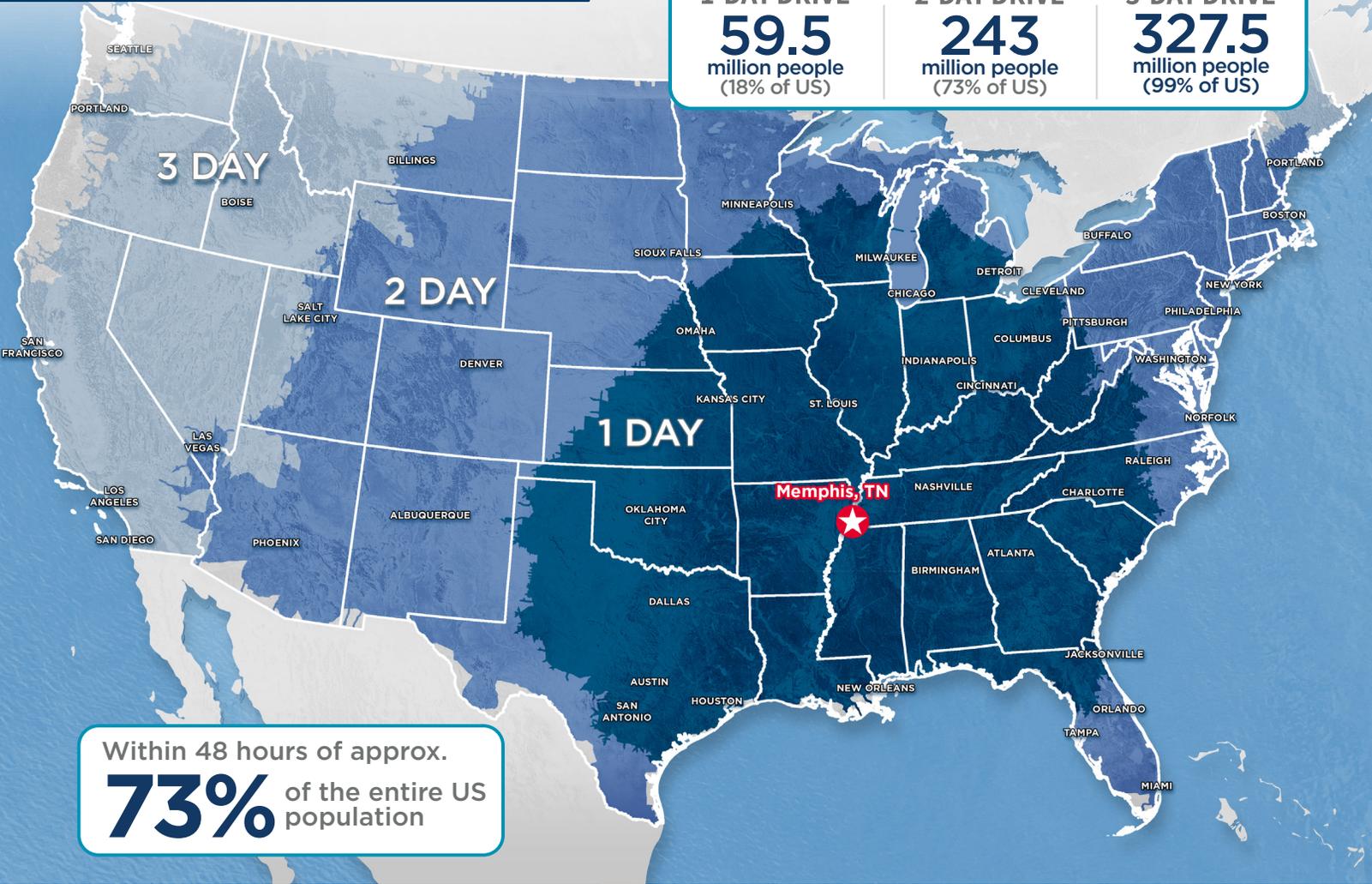
59.5
million people
(18% of US)

2-DAY DRIVE

243
million people
(73% of US)

3-DAY DRIVE

327.5
million people
(99% of US)



Within 48 hours of approx.

73% of the entire US population

MEMPHIS, TN AMERICA'S DISTRIBUTION CENTER



Largest Cargo Airport in the US
1st



3rd

Busiest Trucking Corridor



5

Class 1 Railroads



5th

Largest Inland Port in the US

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
omercer@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

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 9/22/25. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.