

CLASS A INDUSTRIAL SPACE FOR SUBLEASE

STATELINE

BUSINESS PARK BLDG D

8680 SWINNEA RD | SOUTHAVEN, MS 38671



526,680 SF SUBLEASE AVAILABLE
2/29/2032 LEASE EXPIRATION



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

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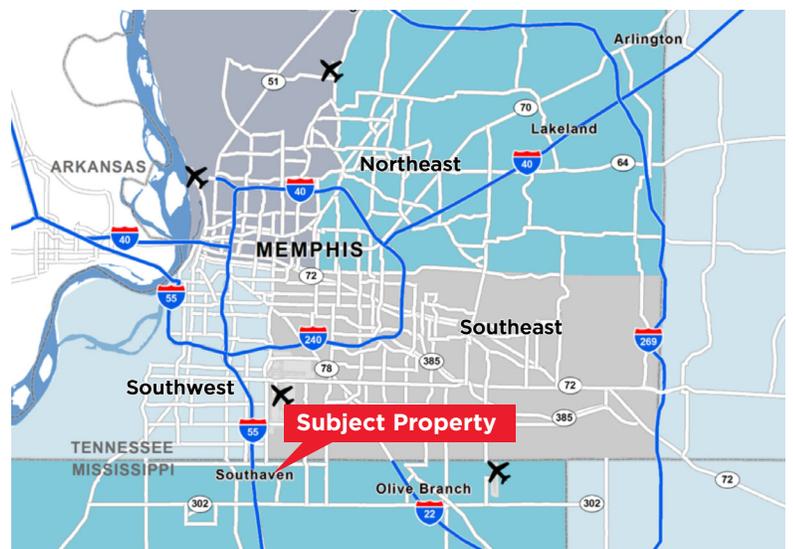
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PROPERTY HIGHLIGHTS

- 32' clear
- Expandable
- Perimeter fencing
- Cross dock: 180' deep truck court
- ESRF sprinkler system
- T5 lights with sensors
- 20 battery charging stations
- Column spacing: 54' x 50'
- Speed bays: 54' x 60'
- Building depth: 520'
- 2,000-amp electrical service



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SITE PLAN

526,680 SF SUBLEASE



526K HIGHLIGHTS

- 526,680 SF
- 32' clear
- ESFR sprinkler system
- Cross Dock
- Column Spacing: 54' x 50'
- Speed Bays: 54' x 60'
- Building Depth: 520'
- Main Office-21,545 SF
- Quality Control Room: 20,613 SF
- Two Shipping/Receiving Offices
- Truck Courts: 180'
- 186 auto spaces
- 177 trailer spaces
- 113 dock doors (62 equipped with levelers & seals; 32 also equipped with Stop 'N Go lights & truck restraints)
- Two Drive-in doors
- Perimeter fencing with controlled access

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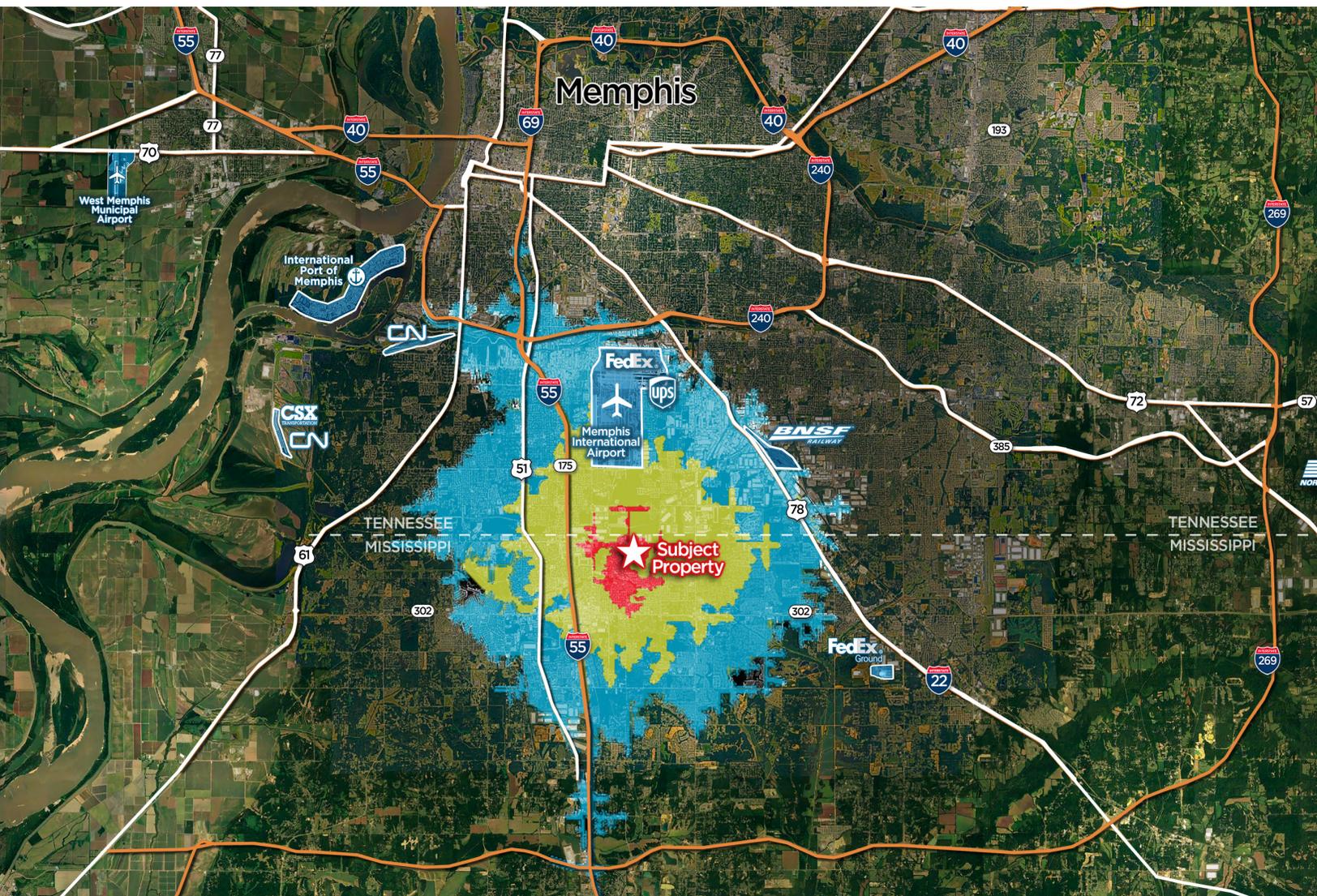
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DRIVE TIME MAP



- 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

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