



440 EAST STATELINE ROAD

Unit 105, Southaven, MS

312,000 SF DISTRIBUTION SPACE | AVAILABLE NOW

OFFICE	Main Office - 4,697 SF Office/Breakroom - 3,200 SF Satellite Office - 375 SF
LOADING FACILITIES	51 dock positions, 29 fully equipped doors Cross dock loading
DRIVE IN DOOR	(2) 12' x 14' drive-in doors
HVAC	Roof-mounted HVAC Warehouse 3 changes / hr
LIGHTING	LED
PARKING	± 44 trailer stalls Auto parks configurable

BUILDING	754,000 SF
BUILT	2007
CLEAR HEIGHT	32'
BUILDING DEPTH	520'
COLUMN SPACING	50' x 50' 60' speed bays
TRUCK COURT	130' front / 180' back 50' concrete apron
CONSTRUCTION	Concrete tilt-up
ROOF	45 mil EPDM
FIRE PROTECTION	ESFR

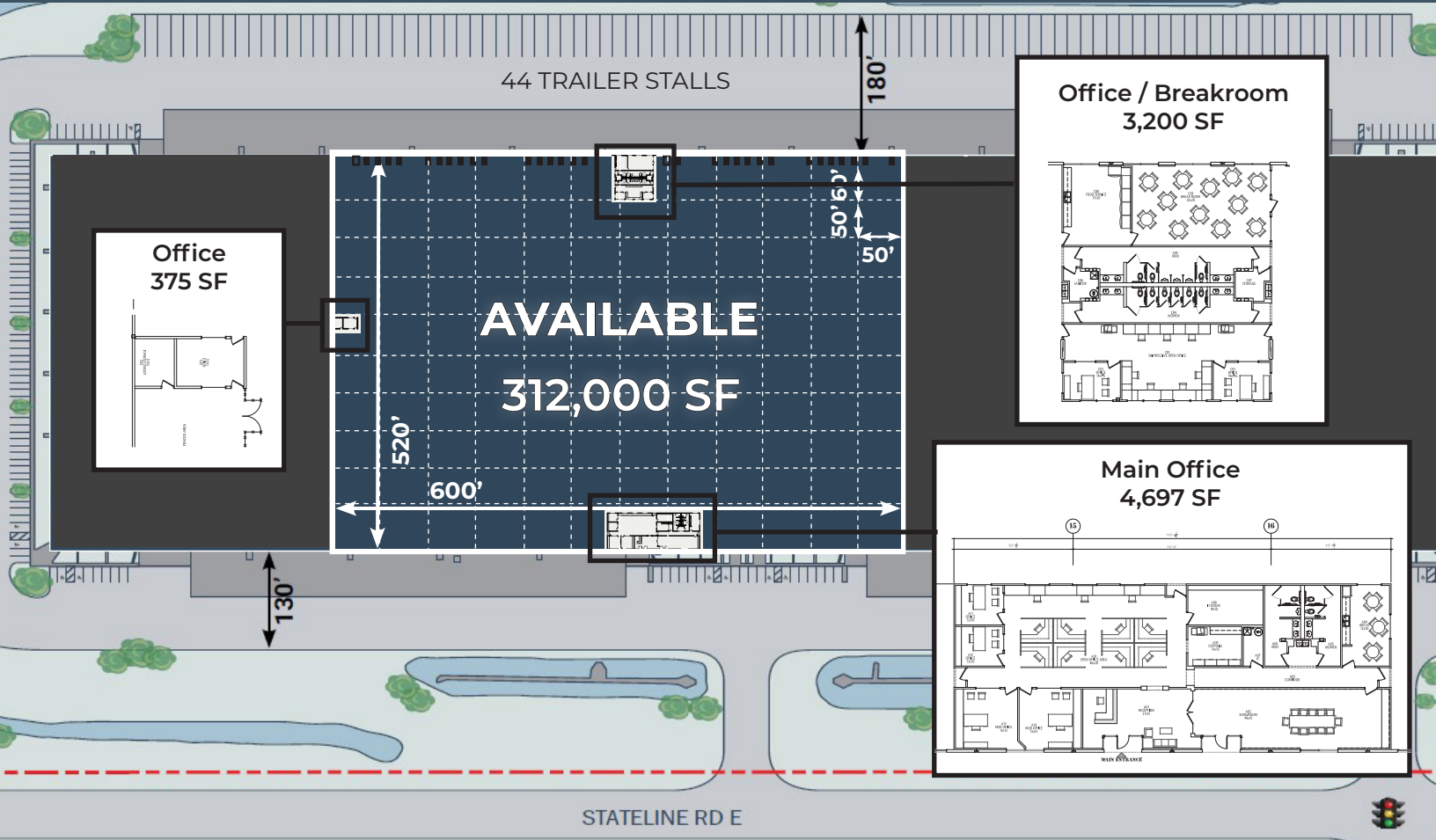
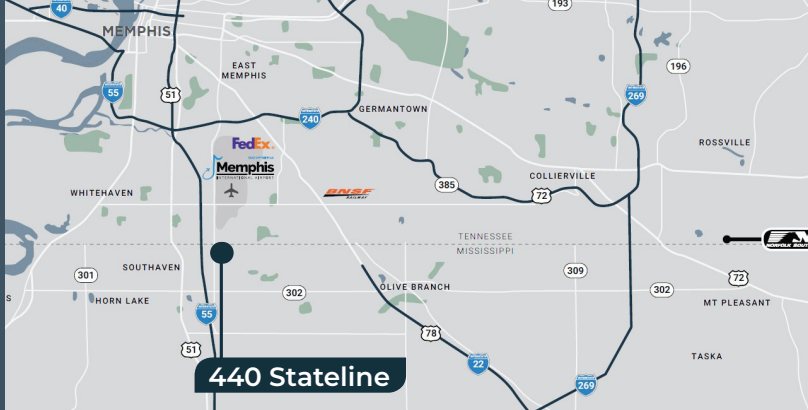


LINDSEY WALSTON
Asset Manager
469.965.3332
lwalston@granitereit.com



PATRICK WALTON, SIOR
Senior Vice President
901.481.7270
patrick.walton@cbre.com

STEPHANIE ALLEN
Associate
901.260.1051
stephanie.allen@cbre.com



POINTS OF INTEREST

FedEx5 mi
BNSE RAILWAY7 mi
8 mi

NEARBY ACCESS

INTERSTATE 551 mi
512 mi
78 **INTERSTATE 22**6 mi

440 East Stateline Road benefits from the favorable tax environment of DeSoto County, while maintaining close proximity to Memphis's unparalleled transportation network consisting of the nation's leading cargo airport, five Class I rail systems, three interstate highways, and seven federal highways.



LINDSEY WALSTON
 Asset Manager
 469.965.3332
 lwalston@granitereit.com



PATRICK WALTON, SIOR
 Senior Vice President
 901.481.7270
 patrick.walton@cbre.com

STEPHANIE ALLEN
 Associate
 901.260.1051
 stephanie.allen@cbre.com