

INDUSTRIAL SPACE | AVAILABLE FOR LEASE

312,000 SF

DISTRIBUTION WAREHOUSE



440 East Stateline Road

Unit 105, Southaven, MS

OFFICE	Main Office - 4,697 SF Office/Breakroom - 3,200 SF Satellite Office - 375 SF
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LOADING FACILITIES	51 dock positions, 29 fully equipped doors Cross dock loading
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DRIVE IN DOOR	(2) 12' x 14' drive-in doors
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HVAC	Warehouse 3 changes / hr
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LIGHTING	LED
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TRAILER STALLS	± 44 trailer stalls
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AUTO PARKING	Configurable
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BUILDING	754,000 SF
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BUILT	2007
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CLEAR HEIGHT	32'
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BUILDING DEPTH	520'
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COLUMN SPACING	50' x 50' 60' speed bays
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TRUCK COURT	130' front / 180' back 50' concrete apron
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CONSTRUCTION	Concrete tilt-up
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ROOF	45 mil EPDM
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FIRE PROTECTION	ESFR
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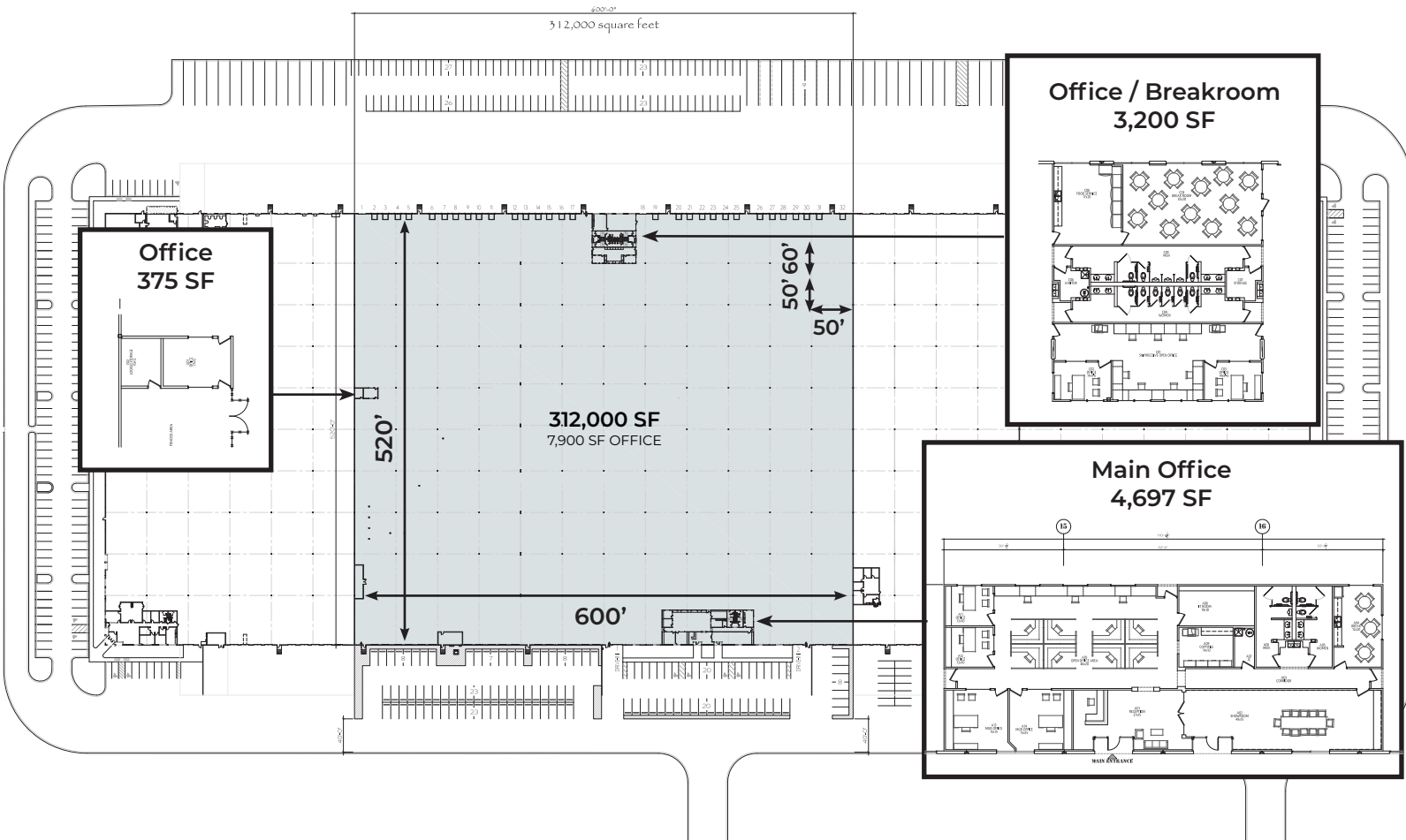


LINDSEY WALSTON
Asset Manager
469.965.3332
lwalston@granitereit.com



PATRICK WALTON, SIO
Executive Vice President
901.481.7270
patrick.walton@cbre.com

STEPHANIE ALLEN
Associate
901.260.1051
stephanie.allen@cbre.com



<p>POINTS OF INTEREST</p> <p>FedEx5 mi</p> <p>BNSF RAILWAY7 mi</p> <p>8 mi</p>	<p>NEARBY ACCESS</p> <p>1 mi</p> <p>2 mi</p> <p> 6 mi</p>
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GRANITE REIT

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Asset Manager
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 lwalston@granitereit.com

CBRE

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Executive Vice President
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