

# Available For Lease



440 East Stateline Road  
Unit 105, Southaven, MS

**237,500 SF**  
CLASS A DISTRIBUTION WAREHOUSE

ALONG MISSISSIPPI/TENNESSEE STATE LINE



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## BUILDING SPECIFICATIONS

|                           |                                                                                    |
|---------------------------|------------------------------------------------------------------------------------|
| <b>OFFICE</b>             | Main Office - 4,697 SF<br>Office/Breakroom - 3,200 SF<br>Satellite Office - 375 SF |
| <b>LOADING FACILITIES</b> | 35 dock positions,<br>22 fully equipped doors<br>Cross dock loading                |
| <b>DRIVE IN DOOR</b>      | (2) 12' x 14' drive-in doors                                                       |
| <b>HVAC</b>               | Warehouse 3 changes / hr                                                           |
| <b>LIGHTING</b>           | LED                                                                                |
| <b>TRAILER STALLS</b>     | ± 35 trailer stalls                                                                |
| <b>AUTO PARKING</b>       | Configurable                                                                       |

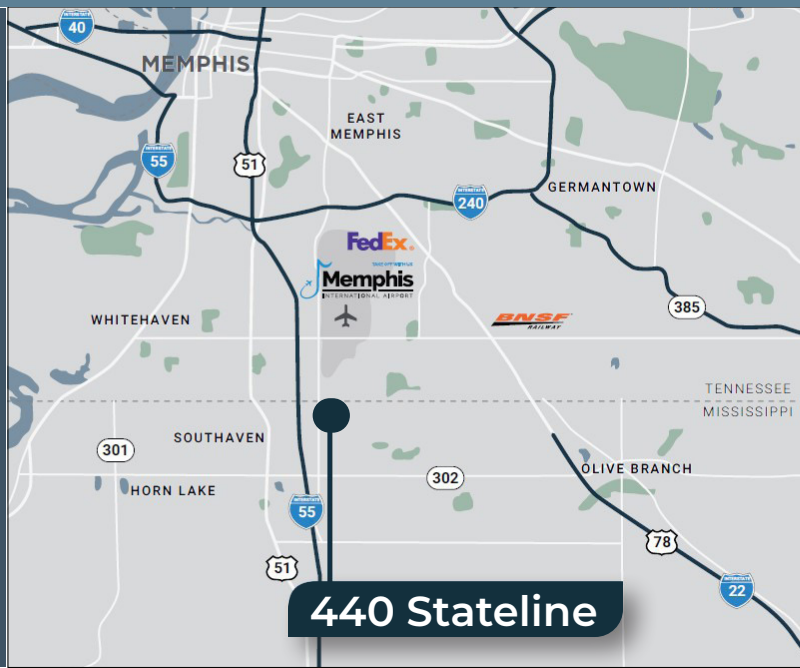
|                        |                                              |
|------------------------|----------------------------------------------|
| <b>BUILDING</b>        | 754,000 SF                                   |
| <b>BUILT</b>           | 2007                                         |
| <b>CLEAR HEIGHT</b>    | 32'                                          |
| <b>BUILDING DEPTH</b>  | 520'                                         |
| <b>COLUMN SPACING</b>  | 50' x 50'<br>60' speed bays                  |
| <b>TRUCK COURT</b>     | 130' front / 180' back<br>50' concrete apron |
| <b>CONSTRUCTION</b>    | Concrete tilt-up                             |
| <b>ROOF</b>            | 2026   60 mil TPO                            |
| <b>FIRE PROTECTION</b> | ESFR                                         |

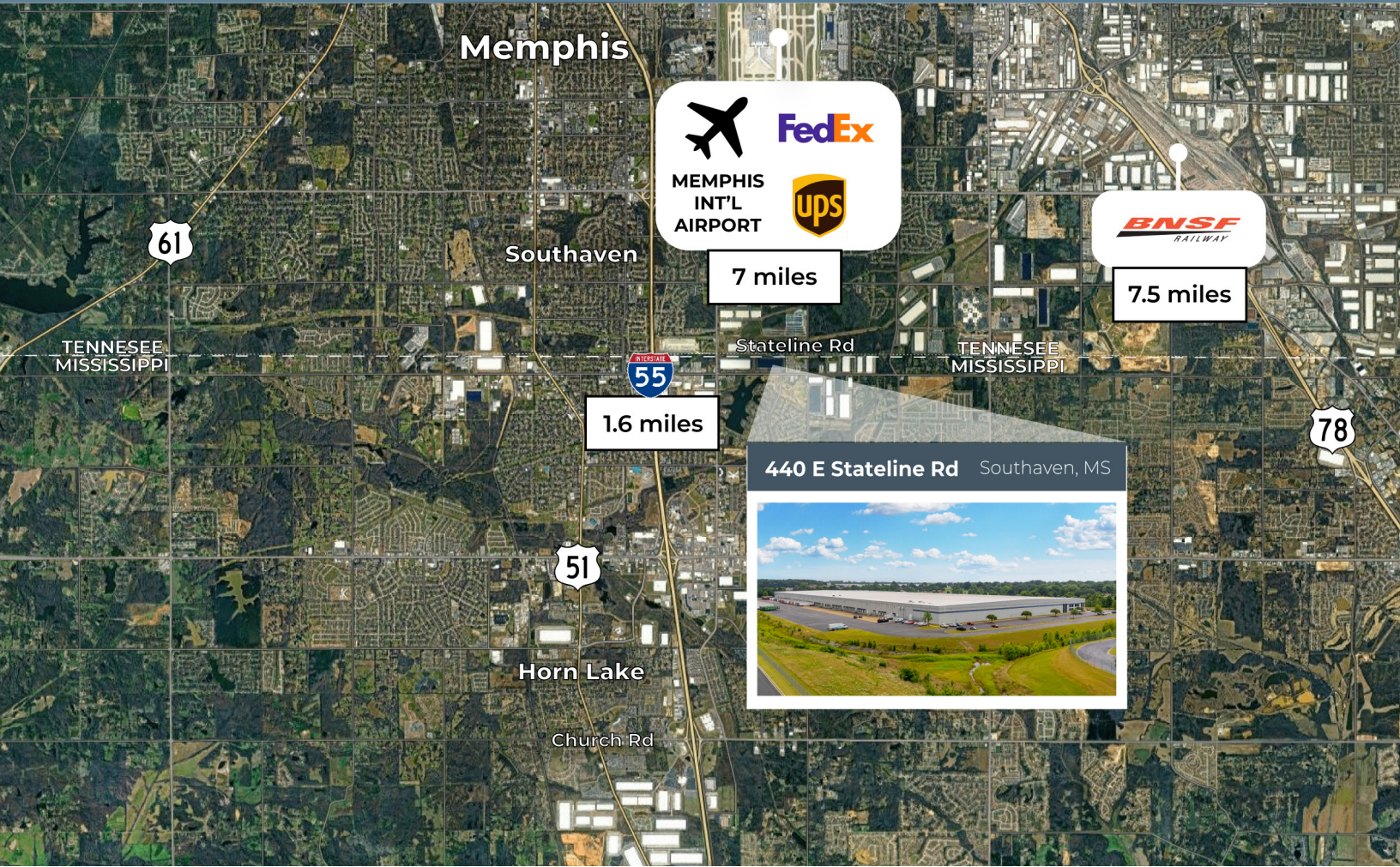


## POSITIONING

Located directly on the Mississippi-Tennessee state line, 440 East Stateline Road offers immediate access to the Memphis industrial market while benefiting from Southaven's established logistics corridor in DeSoto County.

The property is strategically positioned near major highway infrastructure and the Memphis International Airport—one of the world's leading air-cargo hubs—making it well suited for time-sensitive, regional, and national distribution.



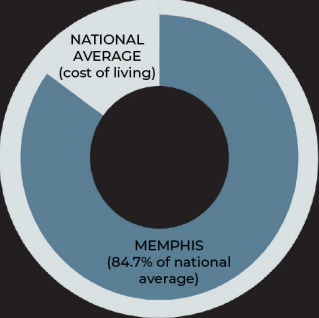


LABOR AND INCENTIVES

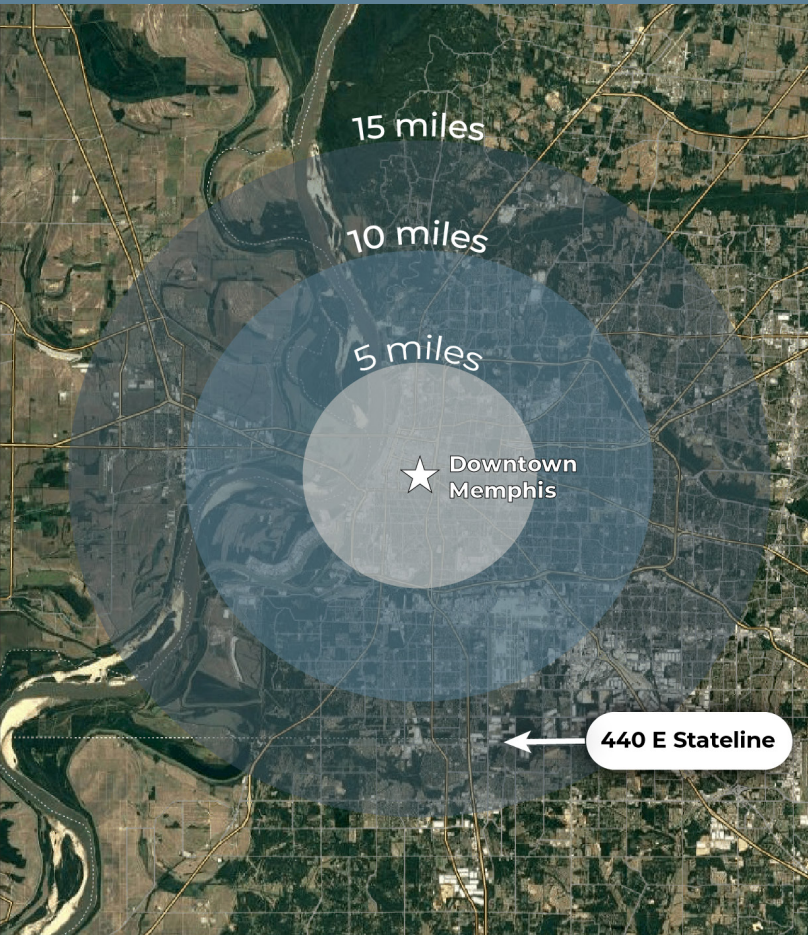
Labor Reach

Skilled Labor Workforce Population

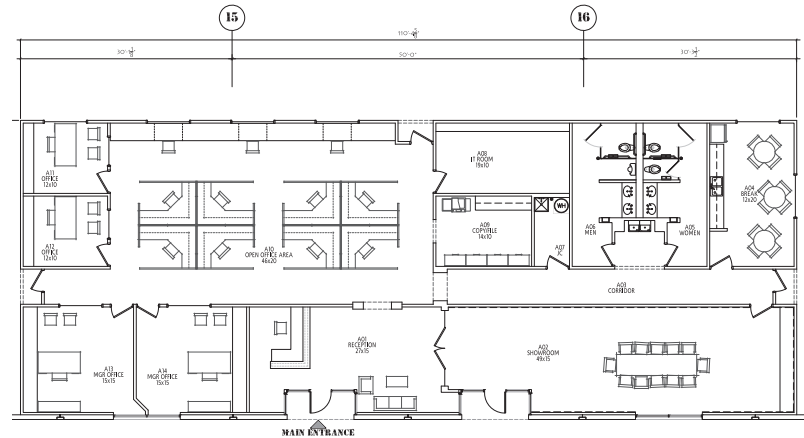
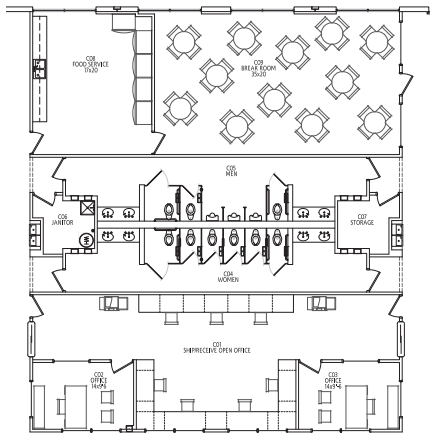
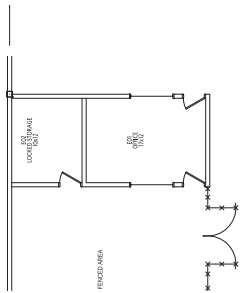
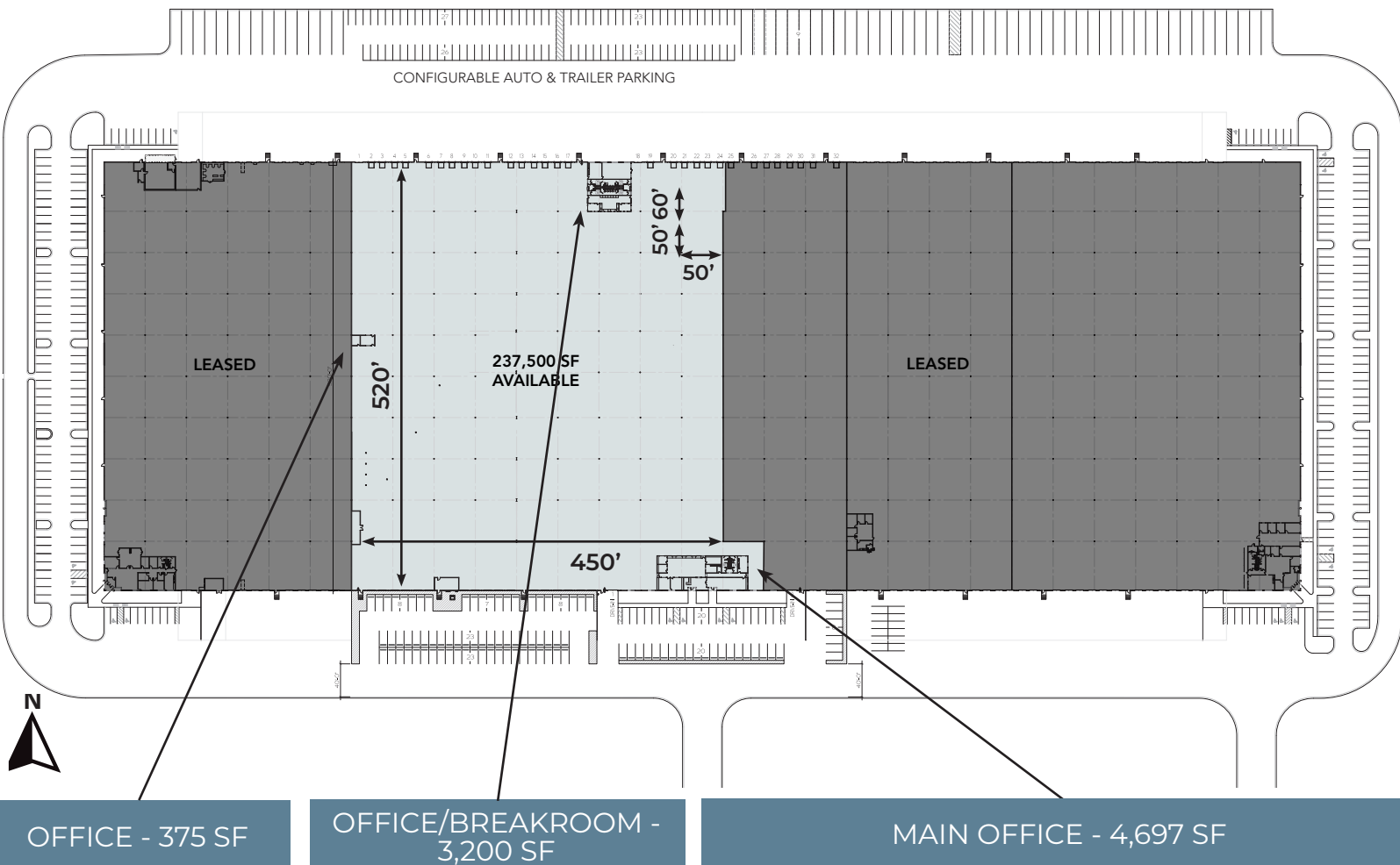
| 5 miles | 10 miles | 15 miles  |
|---------|----------|-----------|
| 121,720 | 625,759  | 1,185,262 |
| 61,020  | 301,722  | 579,185   |
| 9,060   | 44,351   | 69,838    |



With a labor pool nearly double the national average and a lower-than-average cost of living, Memphis offers businesses affordable access to talent. Its prime location, strong infrastructure, and established logistics network make it a leading industrial and distribution hub.



## SITE PLAN



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