Available For Lease

440 East Stateline Road

Unit 105, Southaven, MS

237,500 SF

CLASS A DISTRIBUTION WAREHOUSE

ALONG MISSISSIPPI/TENNESSEE STATE LINE

GRANITE REIT

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BUILDING SPECIFICATIONS

OFFICE	Main Office - 4,697 SF Office/Breakroom - 3,200 SF Satellite Office - 375 SF
LOADING FACILITIES	35 dock positions, 22 fully equipped doors Cross dock loading
DRIVE IN DOOR	(2) 12’ x 14’ drive-in doors
HVAC	Warehouse 3 changes / hr
LIGHTING	LED
TRAILER STALLS	± 35 trailer stalls
AUTO PARKING	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	2026 | 60 mil EPDM
FIRE PROTECTION	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.

MAP

LABOR AND INCENTIVES

Labor Reach

	5 miles	10 miles	15 miles
Population	121,720	625,759	1,185,262
Workforce	61,020	301,722	579,185
Skilled Labor	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

OFFICE - 375 SF

OFFICE/BREAKROOM - 3,200 SF

MAIN OFFICE - 4,697 SF

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