



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

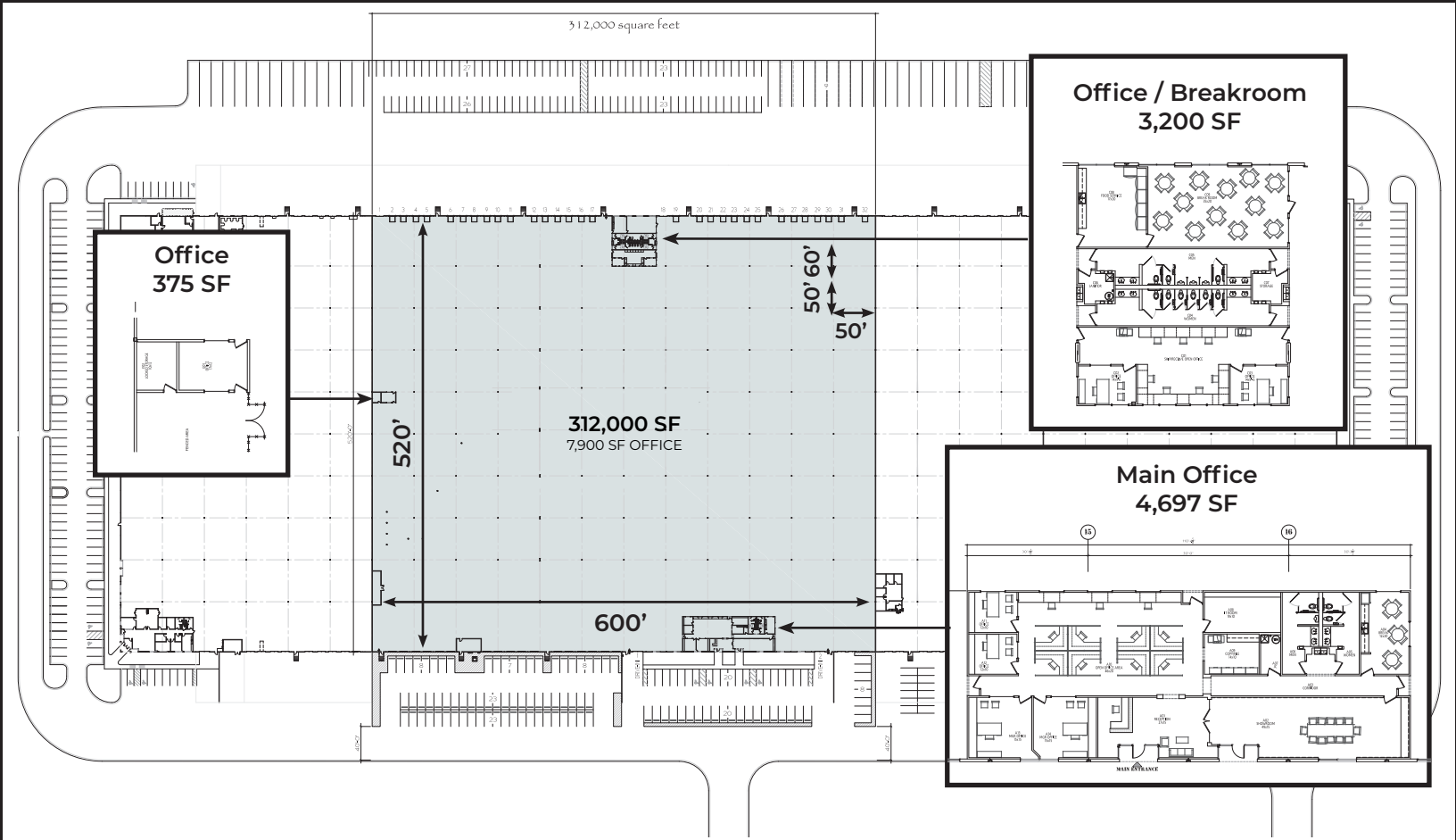
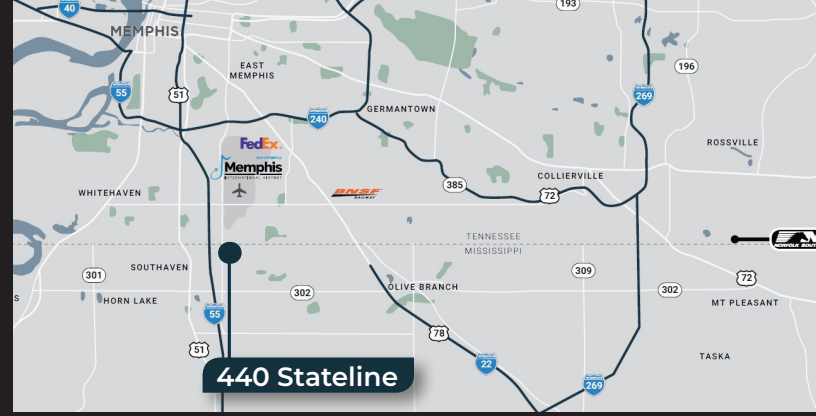


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POINTS OF INTEREST		NEARBY ACCESS	
.....5 mi	1 mi	
.....7 mi	2 mi	
.....8 mi	6 mi	

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.

GRANITE REIT

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