

INDUSTRIAL SPACE FOR LEASE

STATELINE

BUSINESS PARK BLDG D

8680 SWINNEA RD | SOUTHAVEN, MS 38671

 CUSHMAN &
WAKEFIELD

 COMMERCIAL
ADVISORS



HIGH-VISIBILITY
END CAP

INDUSTRIAL SPACE FOR LEASE

257,760 SF AVAILABLE

PROPERTY HIGHLIGHTS

- 32' clear
- End cap
- Perimeter fencing
- Cross dock - 180' deep truck court
- Column spacing: 54' x 50'
- Speed bays: 54' x 60'
- Building depth: 520'
- 5,804 SF main office
- 9,222 SF climate controlled room
- Shipping/Receiving: 1,500 SF (two separate offices)
- 34+/- trailer spaces
- 190+/- auto spaces
- 2,000 amp electrical service
- 6 HVLS fans
- ESFR sprinkler system
- T5 lights with sensors
- 50 Dock High Doors (9' x 10')-34 fully equipped (levelers, seals, lights and dock locks)
- One (1) drive-in door (14' x 16')
- 20 Battery Charging Stations



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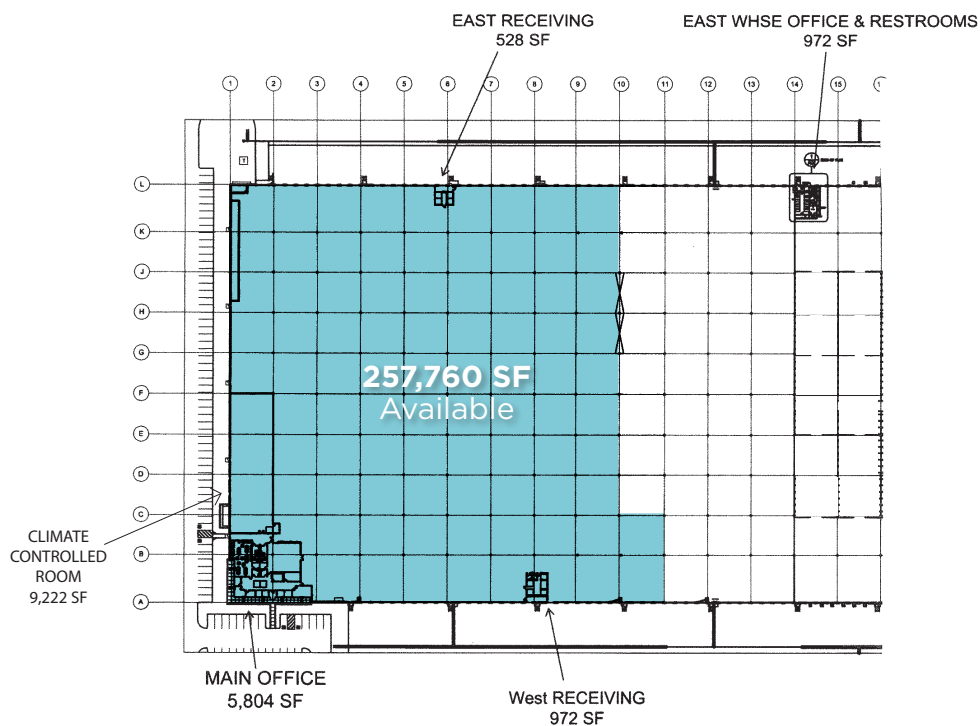
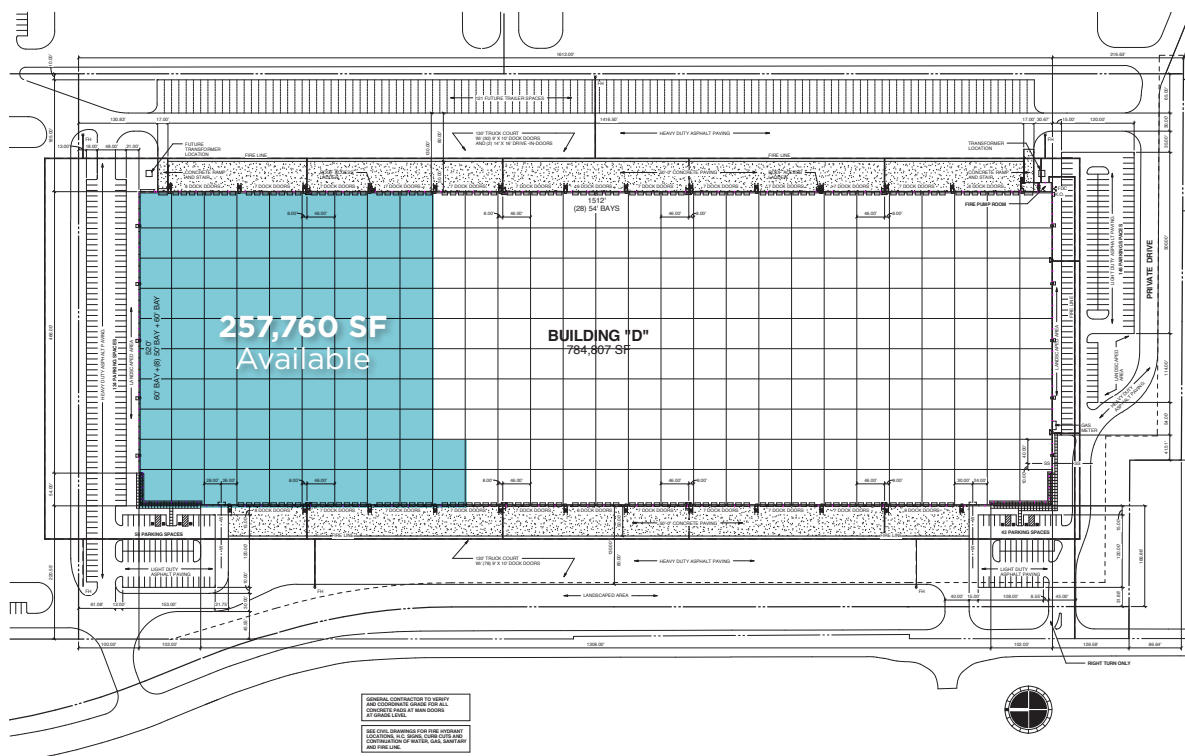
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SITE PLAN



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THE PROPERTY



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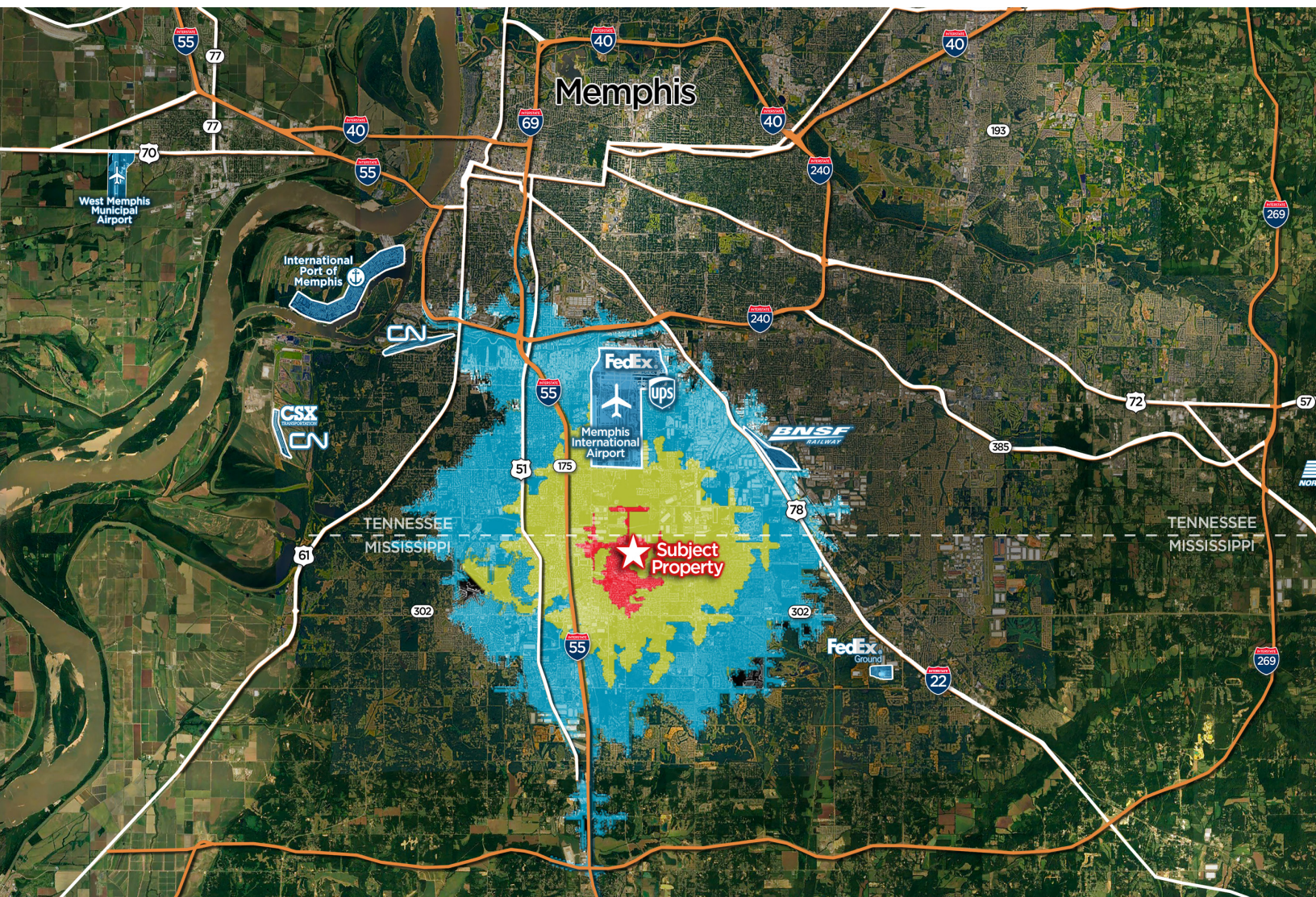
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DRIVE TIME MAP



5 MINS
10 MINS
15 MINS

7 MINS	5 MINS	28 MINS	12 MINS	17 MINS	43 MINS	51 MINS
4 MILES	2 MILES	20 MILES	6 MILES	11 MILES	28 MILES	48 MILES

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