



**478,139 SQUARE FEET AVAILABLE**

2929 Stateline Road Southaven MS 38671

An aerial photograph of a massive industrial warehouse complex. The building has a light-colored, flat roof and is surrounded by a large paved lot filled with hundreds of semi-trailers parked in neat rows. The sky is clear and blue. A light blue rectangular frame is superimposed over the center of the image, containing the main headline text.

**DIRECT  
TO EVERY  
DIRECTION**

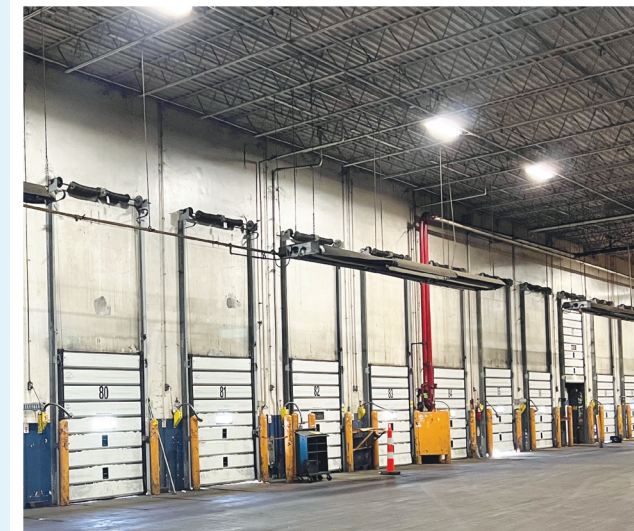


# Property details

AND AREA INFORMATION



**Sunbelt Cold Distribution Center** is unique to the Mid-South and benefits from a highly accessible location on the border of Tennessee and Mississippi.



**DRIVE TIMES**

**2.2 Miles**  
Interstate I-55

**8.2 Miles**  
Interstate I-240

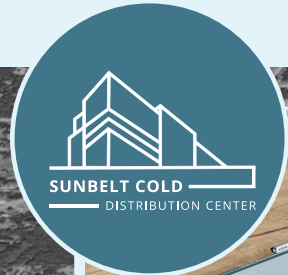
**20 Miles**  
Interstate I-40

**9 Miles**  
MEM/FedEx/UPS

**10.7 Miles**  
CN/CSX Intermodal Yard

**11 Miles**  
BNSF Intermodal Yard

**13 Miles**  
FedEx Ground DeSoto



**BUILDING**

- 1 Dry Storage
- 2 Dry Dock
- 3 Dry Office
- 4 Truck Shop
- 5 General Offices



**MEMPHIS INTERNATIONAL AIRPORT**

**BNSF**  
5.8 MILES EAST

**FATTERSON**  
WAREHOUSES, INC.

**GEODIS**

**IRON MOUNTAIN®**

**COOPER**  
Lighting Solutions

**TRICORBRAUN**

**STYLE**  
CRAFT

**SIEMENS**

**Kimberly-Clark**

**HINO**

MISSISSIPPI STATE LINE

INTERSTATE  
**55**

**51**

8.2 Miles

# BUILDING SPECIFICATIONS

SUNBELT COLD DISTRIBUTION CENTER



## BUILDING

<b>AVAILABLE SPACE</b>	<b>Total - 478,139 SF</b> Dry Warehouse - 435,946 SF	Standalone Office - 28,600 SF Truck Maintenance - 13,593 SF
<b>BUILDING HEIGHT</b>	25'-28'	
<b>COLUMN SPACING</b>	38'6" x 51'	
<b>DOCK DOORS</b>	46	
<b>OFFICE SPACE</b>	<b>Total - 34,737 SF</b> 28,600 SF Standalone	6,137 SF within the Warehouse
<b>RACKING</b>	The warehouse is being offered with racking in place	
<b>SPRINKLER</b>	Wet system	
<b>ROOF SYSTEM</b>	TPO Roof	
<b>POWER</b>	4,000 AMPs	

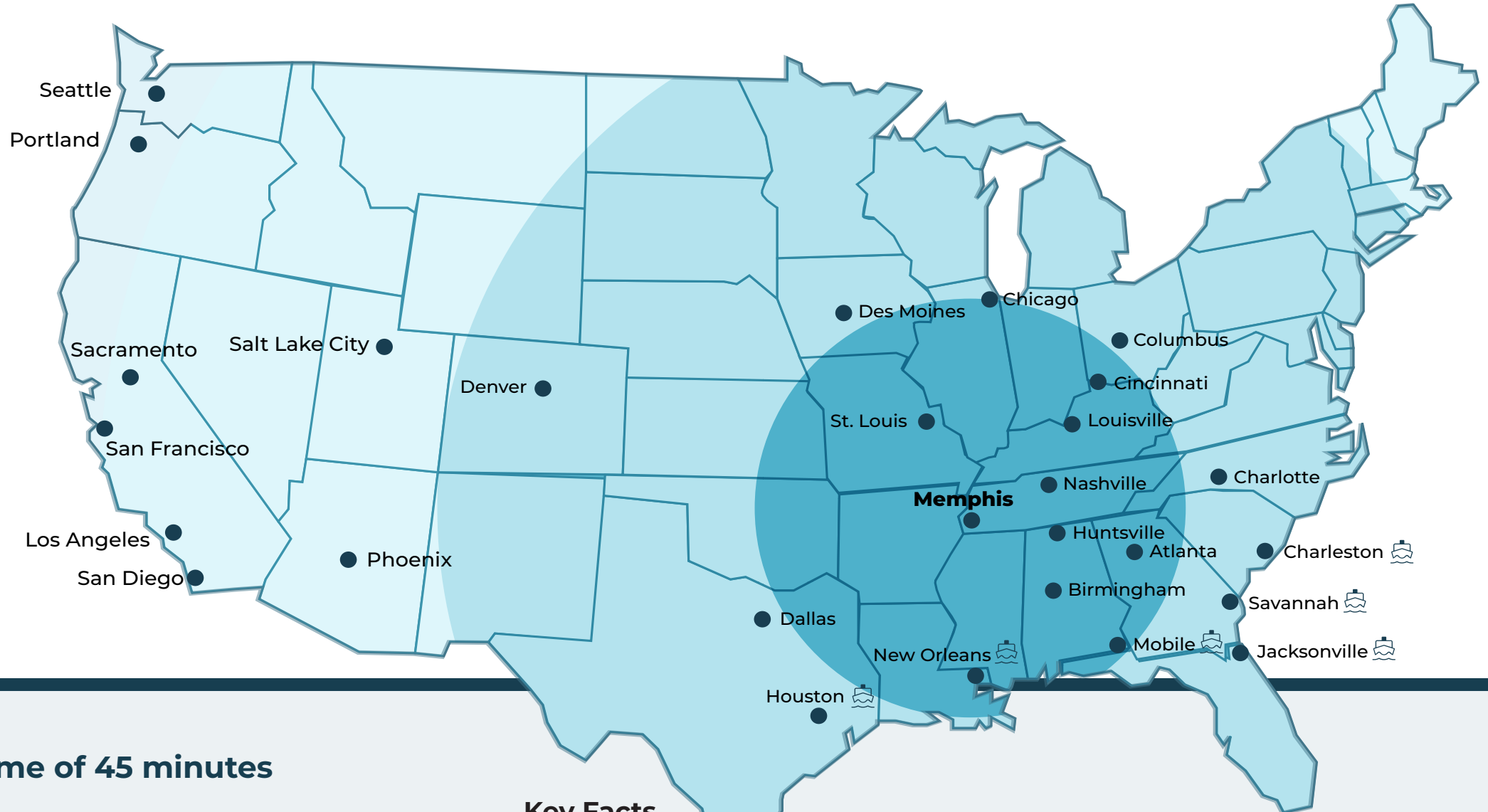
## SITE

<b>LAND AREA</b>	53 Acres
<b>TRUCK COURT</b>	Fenced Truck Courts and Car parking
<b>CAR PARKING</b>	+/- 400
<b>TRAILER PARKING</b>	+/- 100 (expandable)
<b>STAND-ALONE TRUCK MAINTENANCE FACILITY</b>	13,593 SF
<b>HVAC</b>	Ability to HVAC the warehouse
<b>RAIL</b>	Potential for rail access
<b>STAND-ALONE OFFICE</b>	28,600 SF

# DRIVE TIME MAP

SUNBELT COLD DISTRIBUTION CENTER

- 1 day drivetime
- 2 day drivetime
- 3 day drivetime
- indicates a port location

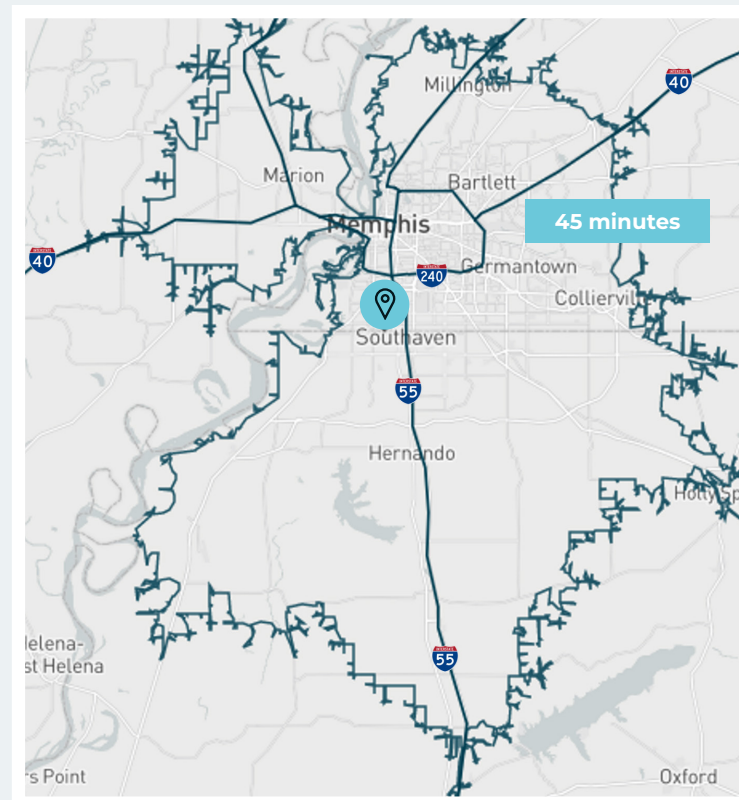


## WHY SUNBELT COLD DISTRIBUTION CENTER

Not only does Southaven have a deep industrial labor pool, but it also benefits from a lower cost of labor and a more affordable cost of living relative to competitive markets. Within a 45-minute drive-time, Southaven's median household income is \$51,457 compared to the National average of \$72,414.

**Properties are assessed at only 15% in Mississippi as compared to 40% in Tennessee, which results in significantly lower taxes in Mississippi.**

### Drive time of 45 minutes



### Key Facts

- 803,454**  
Total population
- 424,047**  
Total labor force
- \$51,467**  
Median household income
- 36.1**  
Median age

### Education

- 12%** No high school diploma
- 29%** Some College
- 31%** High school graduate
- 28%** Bachelor's/Grad/Prof degree

### Industry Concentration

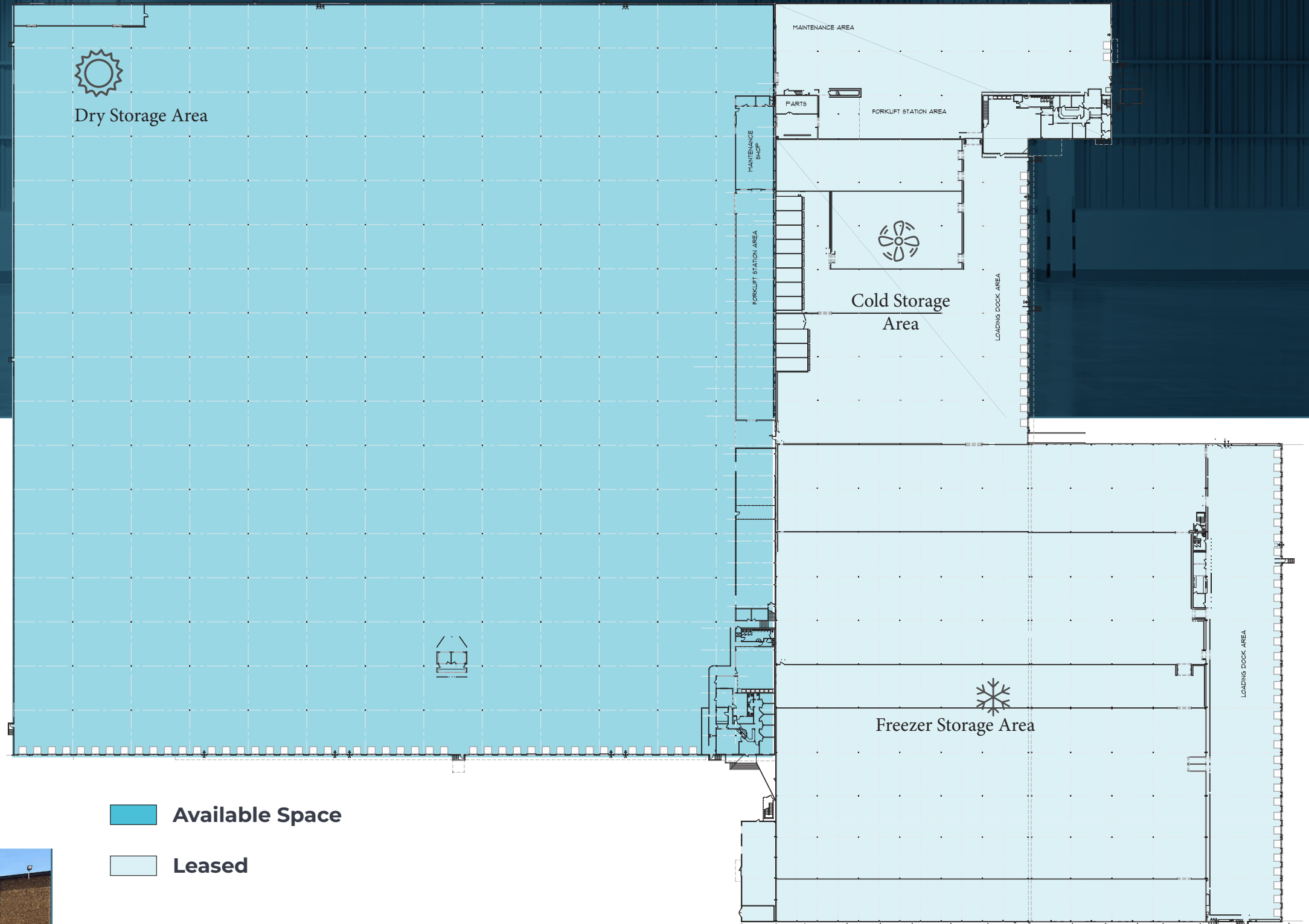
- 852** Transportation/warehouse firms
- 63,913** Transportation/warehouse employees
- 923** Manufacturing firms
- 34,773** Manufacturing employees

### Employment

- 57%** White Collar
- 29%** Blue Collar
- 14%** Services

**6.5%** Unemployment rate

# FLOOR PLAN

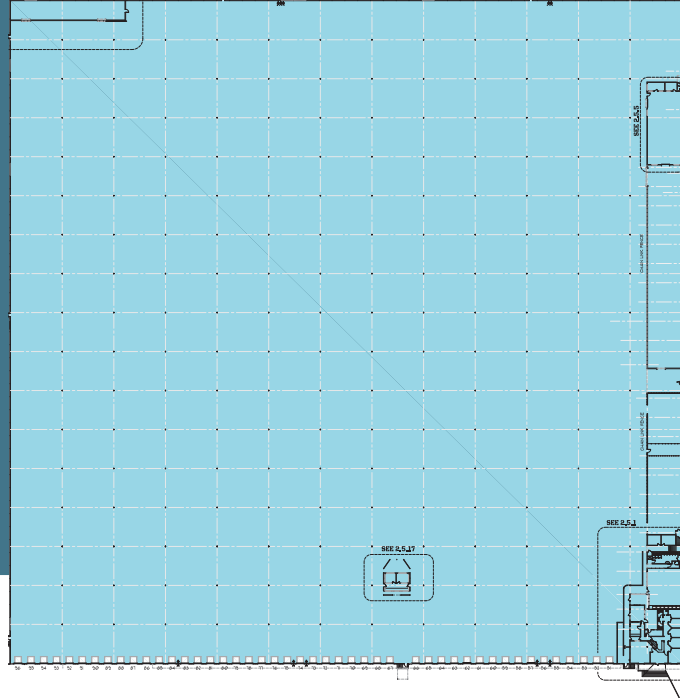


Available Space

Leased

# FLOOR PLAN

DRY STORAGE



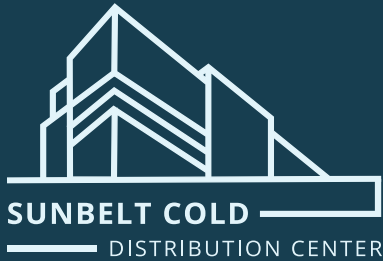
## ECONOMIC INCENTIVES

### DeSoto County Real and Personal Property Tax Exemptions

DeSoto County has the ability to offer a 10-year partial tax exemption for real and personal property, which reduces taxes by approximately 35%. Taxes for schools, roads and bridges, and misc. municipal services are not abated.

### Free Port Warehouse Tax Exemption

Eligible companies can apply for a Freeport license and be exempt from all ad valorem taxes on finished goods shipped out of the state of Mississippi. This exemption is full and perpetual.



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availability

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