

OFFERING MEMORANDUM

1457 Industrial Park Rd
Sardis, Mississippi 38666

332,800 SF Industrial Facility on 55 acres | Additional Land Parcels Included



PROPERTY OVERVIEW

1457 Industrial Park Road is a well-positioned industrial facility located in Sardis Industrial Park with convenient access to Interstate 55 and the greater Memphis MSA. The property offers a front-load configuration with multiple dock positions, ample clear height, and heavy power, supporting a wide range of distribution and light manufacturing uses.

Sardis is located in Panola County, Mississippi, approximately 45 miles south of Memphis, providing direct access to the region’s established logistics network via Interstate 55. The area offers a cost-effective operating environment, access to a regional labor base, and connectivity to major transportation corridors, making it a practical extension of the broader Memphis logistics market.

The building’s size, infrastructure, and accessibility position it as an efficient solution for users seeking economical space within the Memphis logistics network and labor base. The majority of the building is currently leased, providing in-place income through February 2027.



Proximity to Memphis MSA via I-55

Parcel Number	Size	Type
1131 0200000 0000300	21.0 ac	building
1131 0200000 0000101	27.3 ac	land
1131 0200000 0000400	6.9 ac	land
Total acreage:	55.2 ac	

[View Property Online](#)



BUILDING ENTRANCE



LOADING DOCKS



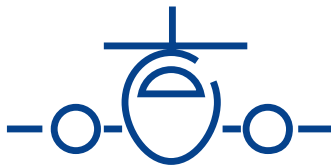
KEY HIGHLIGHTS

- ±332,800 SF industrial facility
- 222,400 SF leased (~67%)
- Lease expires February 28, 2027
- Sardis Industrial Park – Sardis, MS
- 24' clear height
- 40' x 40' column spacing
- 20 dock doors
- Heavy power: 480V | 3-phase
- LED lighting
- Concrete truck court

MEMPHIS METRO ADVANTAGE

Logistics & Transportation Infrastructure with National Reach

Memphis is one of the nation's premier logistics and distribution hubs, offering unmatched connectivity via air, rail, road, and river. The region is anchored by Memphis International Airport—home to the world's busiest cargo airport—and a central U.S. location that enables efficient access to major population centers. Properties located within the broader Memphis region, including Sardis, Mississippi, benefit from this connectivity while offering access to the same logistics infrastructure and labor pool.



RUNWAY

World's 3rd busiest cargo airport



RAIL

5 Class I railroads



ROAD

Access via I-40, I-55, and I-69



RIVER

Mississippi River access

The market benefits from a robust transportation infrastructure, including five Class I railroads, immediate access to key interstate corridors, and the Mississippi River, supporting a wide range of supply chain and distribution operations.

Combined with a large and reliable labor force, competitive operating costs, and a pro-business environment, Memphis continues to attract national and regional users seeking efficient and scalable industrial solutions.

- Central U.S. location with national reach
- Access to 75% of U.S. population within two days
- Home to FedEx World Hub and FedEx Global Headquarters
- Memphis International Airport, world's 3rd busiest air cargo airport
- One of only four U.S. cities served by five Class I railroads
- Mississippi River barge access
- Competitive labor and operating costs

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