

AIRWAYS DISTRIBUTION CENTER

481 Airport Industrial Drive
Southaven, MS 38671

CUSHMAN &
WAKEFIELD



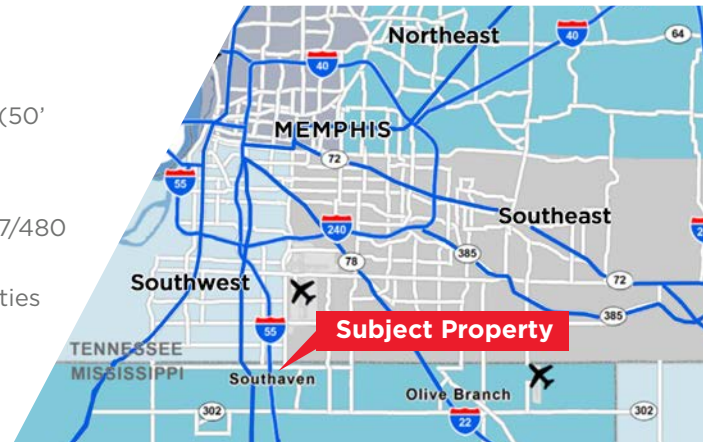
COMMERCIAL
ADVISORS

THE
RMR
GROUP

SUITE A 69,039 SF

PROPERTY HIGHLIGHTS

- Total SF: 246,564 SF
- Clear height: 30'
- Year built: 2008
- Construction: Concrete Tilt-Wall
- Loading: Rear
- Column spacing: 50' W x 54' D
- Building depth: 270'
- Truck court depth: 130'-150' (50' concrete apron)
- Sprinkler: ESFR
- Building power: 3-phase; 277/480 V, 800 Amp
- Abundant food/retail amenities in close proximity



SUITE A 69,039 SF

- Office: Up to 3,708 SF (1,656 SF existing plus adjacent 2,052 SF open room with drop ceiling)
- Dock high doors: 14 (9' x 10'), 3 with pit levelers
- Drive-In doors: 1 (12' x 14')
- 4,182 SF additional conditioned area, including cold room
- Generator on site for additional power



Kemp Conrad, SIOR, Dual Designation
Principal
901 273 2359
kconrad@commadv.com

Mark Jenkins, SIOR, CCIM
Principal
901 362 9870
mjenkins@commadv.com

Owen Mercer, SIOR, CCIM
Vice President
901 273 2343
omerger@commadv.com

Laura Meanwell, CCIM
Associate Vice President
901 246 1230
lmeanwell@commadv.com

5101 Wheelis Drive, Suite 300
Memphis, TN 38117
Main: 901 366 6070
www.commadv.com

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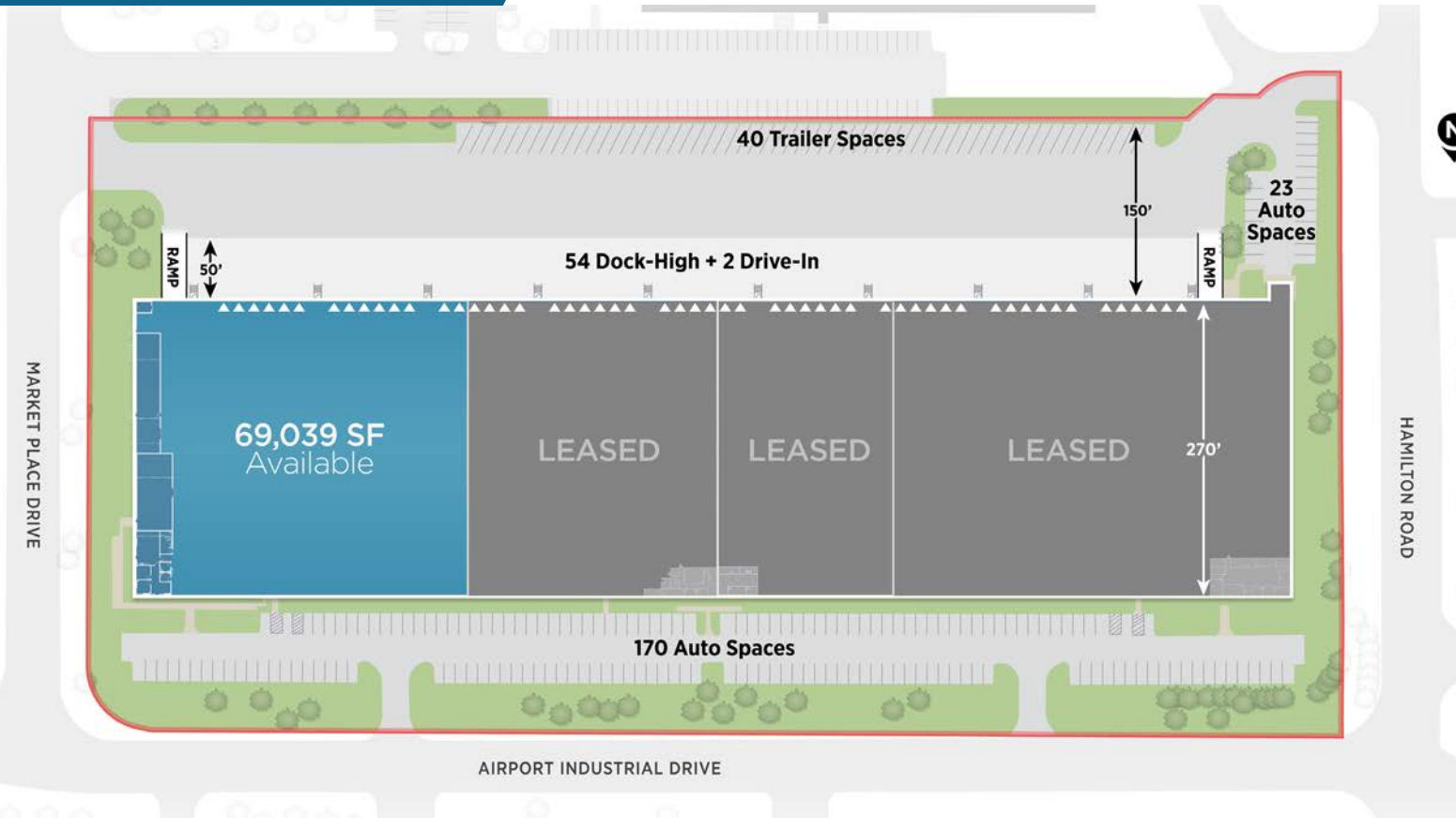
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69,039 SF AVAILABLE

SITE PLAN



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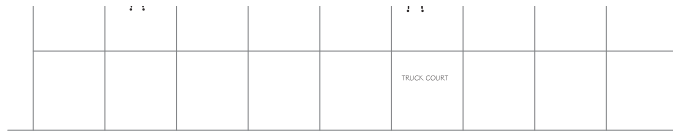
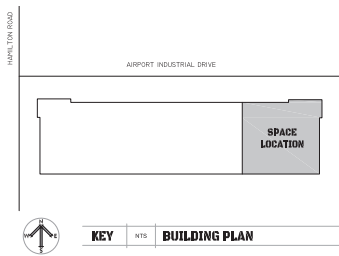
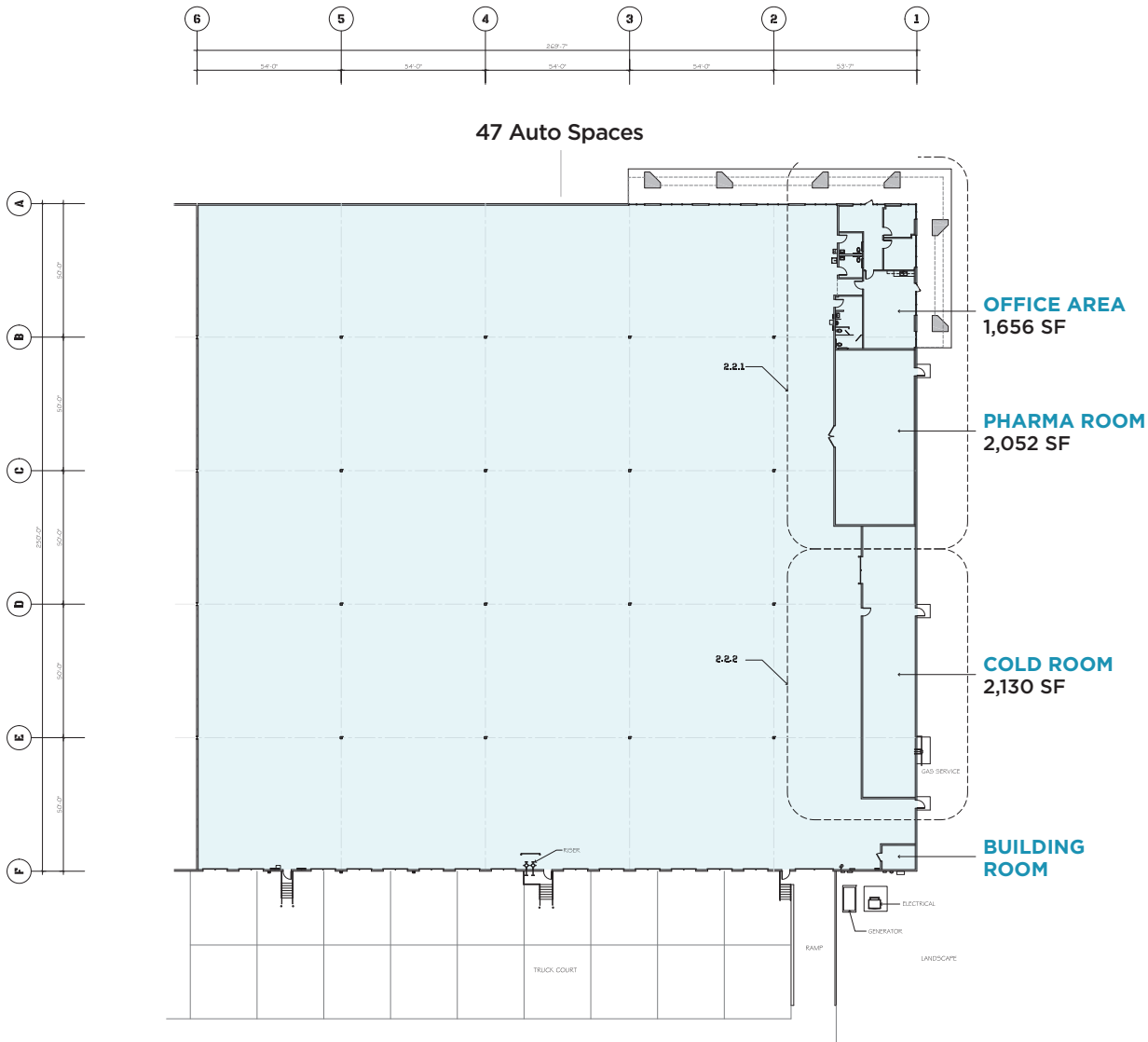
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SPACE PLAN



2.1.1 1"=50' **SPACE PLAN**

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CORPORATE NEIGHBORS



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901 273 2359
kconrad@commadv.com

Mark Jenkins, SIOR, CCIM
Principal
901 362 9870
mjenkins@commadv.com

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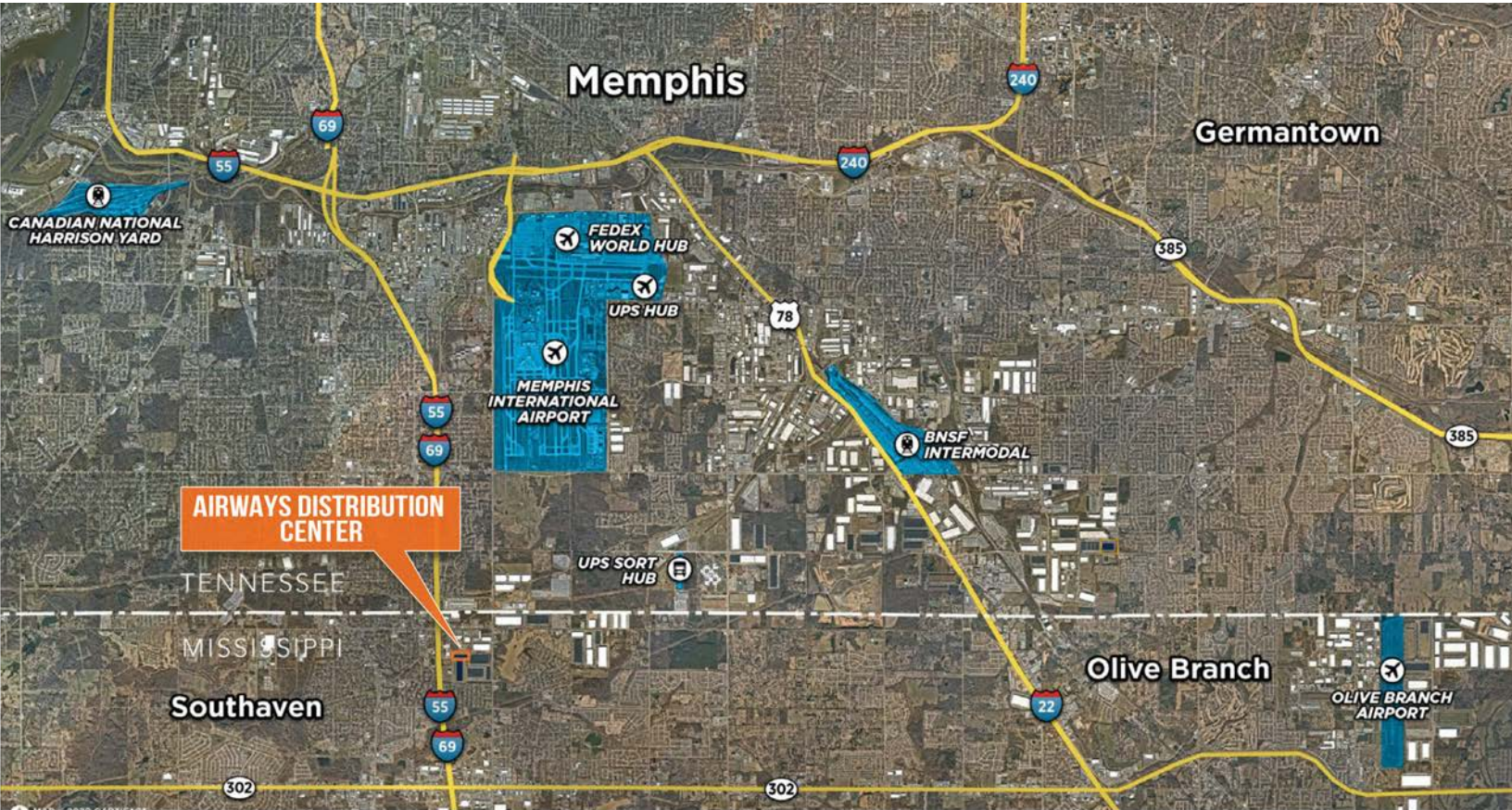
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PRIME LOCATION



Greater than 90% of the world's GDP is within 72 hours of Memphis
75% of the U.S. population is within a 2 day drive (22 hours)



| | | | | | | |
|--|--|---|---------------------------------------|---|---|---|
| 10 MINS 6 MILES | 16 MINS 8 MILES | 27 MINS 28 MILES | 5 MINS 3 MILES | 42 MINS 37 MILES | 20 MINS 15 MILES | 50 MINS 52 MILES |
|--|--|---|---------------------------------------|---|---|---|

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