

# OFFERING MEMORANDUM

1457 Industrial Park Rd  
Sardis, Mississippi 38666

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

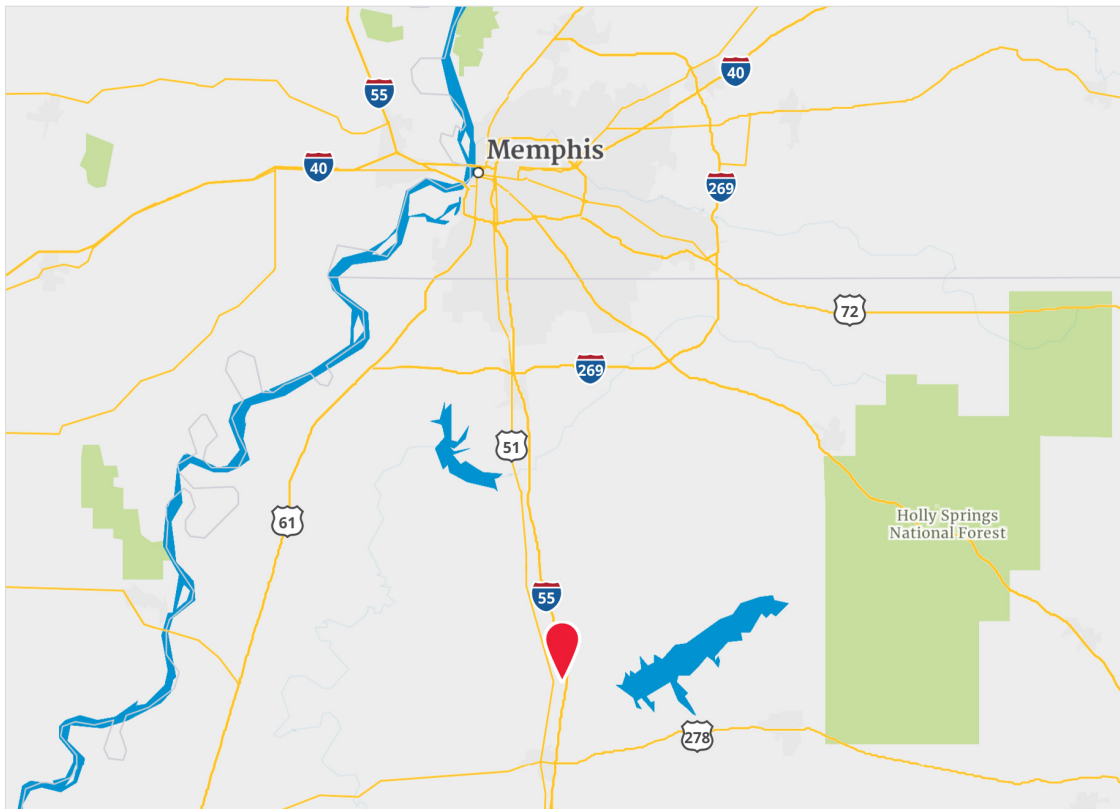


## PROPERTY OVERVIEW

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     |
| <b>Total acreage:</b> | <b>55.2 ac</b> |          |

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BUILDING ENTRANCE



LOADING DOCKS



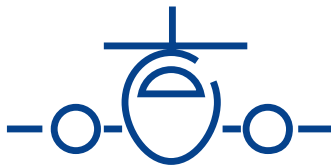
## KEY HIGHLIGHTS

- ±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

## CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum contains select information pertaining to the Property located at 1457 Industrial Park Road, Sardis, Mississippi 38666 (the "Property") and has been prepared by Colliers. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained herein has been obtained from sources believed to be reliable; however, Colliers has not independently verified its accuracy or completeness and makes no representations or warranties, express or implied, as to the accuracy or completeness of the information contained herein.

All information is subject to errors, omissions, changes of price, prior sale or lease, or withdrawal without notice. Prospective purchasers are advised to conduct their own independent investigation and analysis of the Property and the information contained herein. Neither the Seller nor its officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation of any kind.

The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of evaluating the Property, and may not be used for any other purpose or disclosed to any third party without the prior written consent of the Seller or Colliers. By receipt of this Offering Memorandum, you agree to hold its contents in strict confidence and to use the information solely for the purpose described herein.

The Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers regarding the Property and to terminate discussions with any party at any time without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller, and any conditions to the Seller's obligations thereunder have been satisfied or waived.

This Offering Memorandum does not purport to represent the current or future state of the Property. Any projections, assumptions, or estimates contained herein are for illustrative purposes only and should not be relied upon as representations of actual future performance.

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## FOR MORE INFORMATION

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