



For Lease
372,000 SF

3446 US Hwy 51 N
 Southaven, MS 38672

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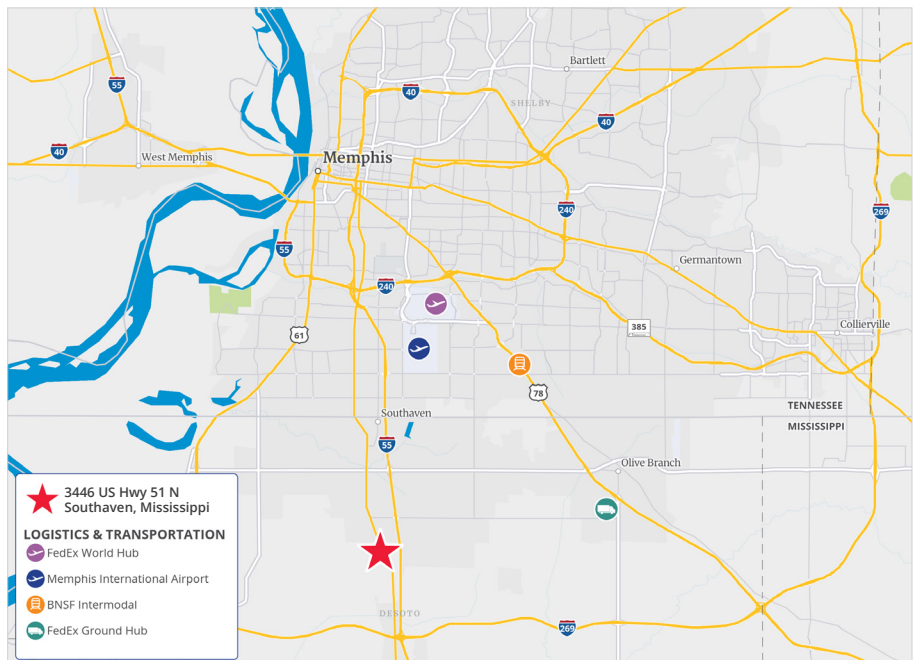
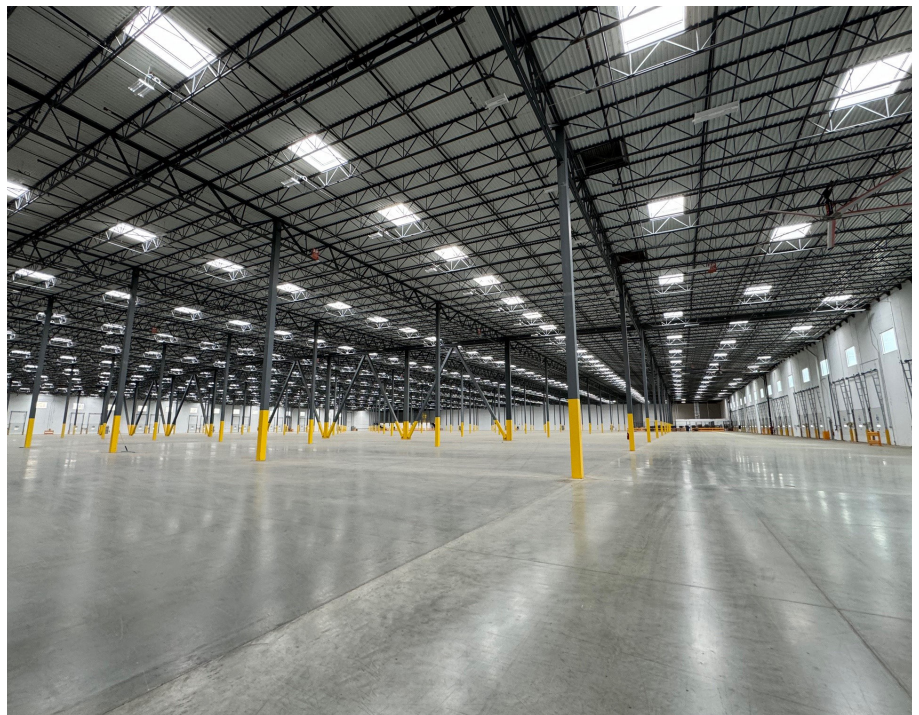
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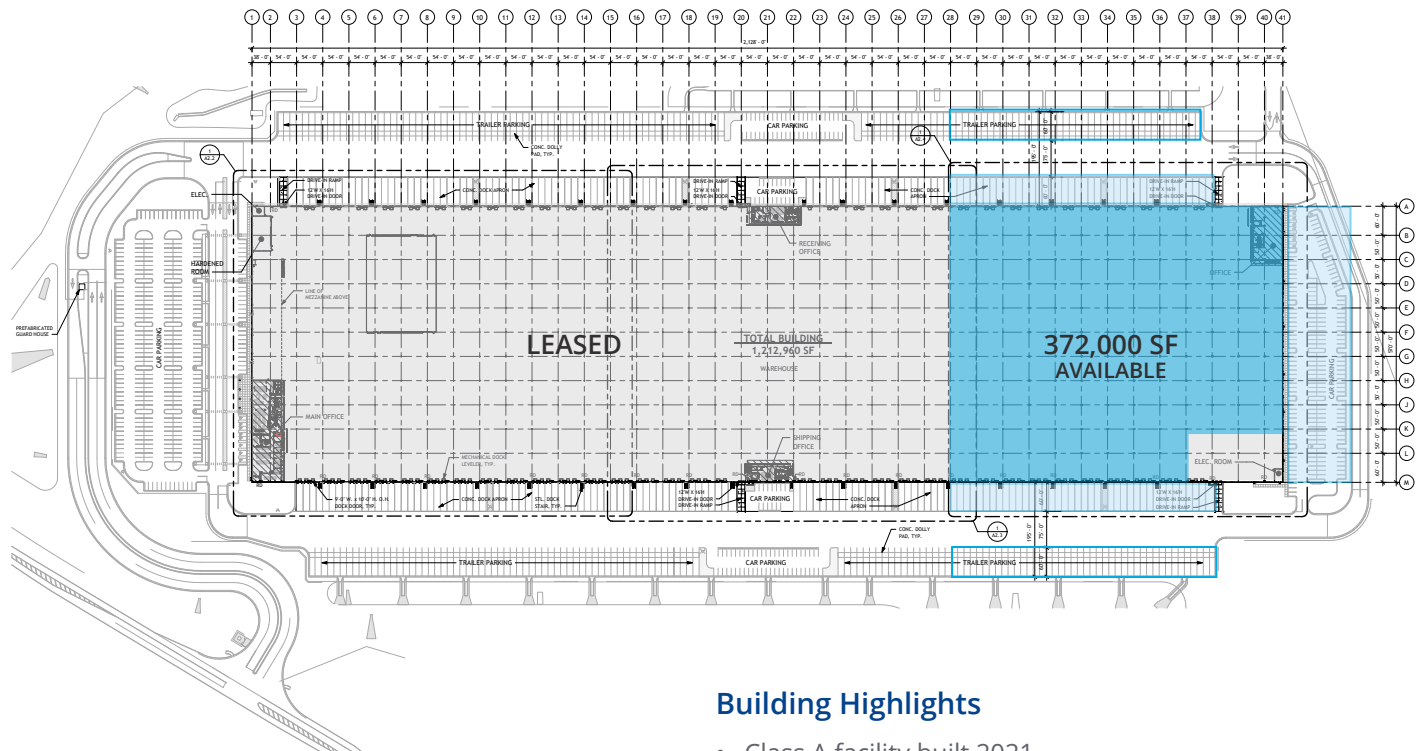
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Accelerating success.



Space Highlights

- 372,000 SF available
- 7,100 SF open office area
- 49 (9' x 10') dock doors with 30,000-lb mechanical pit levelers and swing lights
- 2 (12' x 16') drive-in doors
- 85 trailer parks
- 140 auto parks
- LED light fixtures with motion & daylight sensors

Building Highlights

- Class A facility built 2021
- 1,212,960 SF building
- Crossdock configuration
- Fully fenced and secured site
- ESFR sprinkler
- 7' thick 4,000 psi concrete slab
- 6,000 amp 277/480 volt 3-phase power
- 37' clear height
- Fully day-lighted with skylights and windows throughout warehouse
- LEED Certified facility / double insulated roof



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