

± 758,383 SF Freezer Cooler and Dry  
**SPACE AVAILABLE**

2929 Stateline Road Southaven MS 38671

An aerial photograph of a large industrial warehouse complex with a white roof and orange-brown exterior walls. The warehouse is surrounded by a large paved parking lot filled with numerous white semi-trailers parked in neat rows. The text "DIRECT TO EVERY DIRECTION" is overlaid in large, bold, white capital letters across the center of the image. A light blue rectangular frame is positioned around the warehouse building.

**DIRECT  
TO EVERY  
DIRECTION**



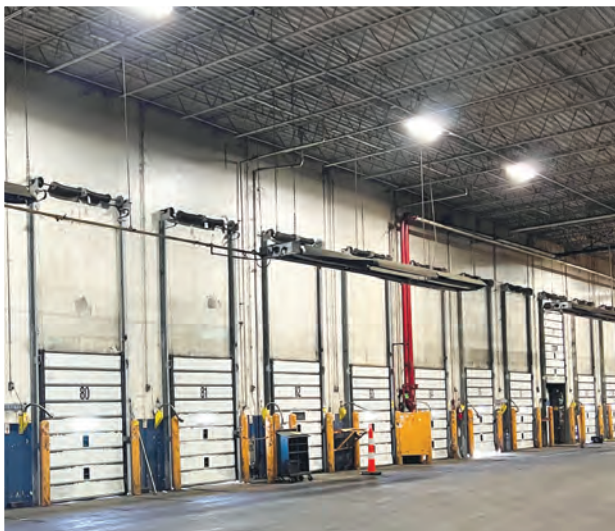


# Property details

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

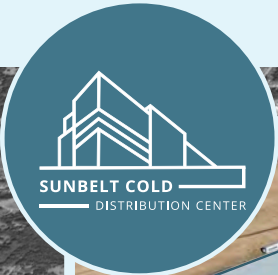
**20 Miles**  
Interstate I-40

**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	Cooler/Freezer Storage
5	Refrigerated Dock
6	Cooler office
7	Maintenance
8	Truck Shop
9	Guard House
10	General Offices





# BUILDING SPECIFICATIONS

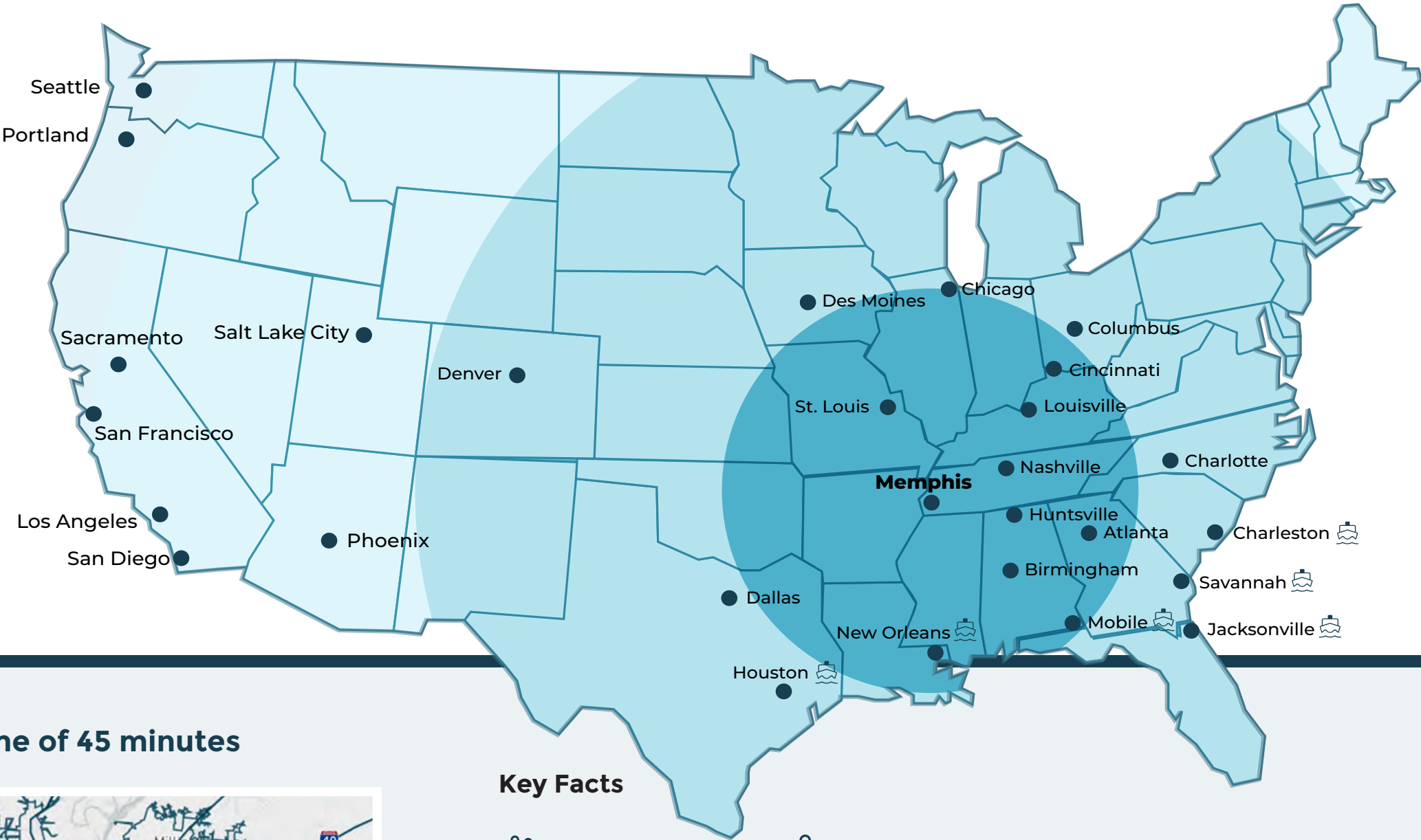
SUNBELT COLD DISTRIBUTION CENTER

BUILDING	BUILDING SIZE	Total - 758,383 SF Warehouse - 716,190 SF Dry - 435,946 SF Cold - 93,474 SF Freezer - 186,770 SF	Standalone Office - 28,600 SF Truck Maintenance - 13,593 SF
	BUILDING HEIGHT	Dry - 25'-28'	Freezer/Cooler - 24'-36'
	COLUMN SPACING	Dry - 38'6" x 51' Cold - 36' x 38'	Freezer - 36' x 37'
	DOCK DOORS	Total - 98 Dry - 46	Cooler - 19 Freezer - 33
	DRIVE IN DOORS	1	
	OFFICE SPACE	Total - 46,184 SF 28,600 SF Standalone	17,584 SF within the Warehouse
	RACKING	The warehouse is being offered with racking in place	40,000 positions
	SPRINKLER	Wet and Dry systems	
	FLOOR SLAB	10" - 12"	
	ROOF SYSTEM	TPO Roof	
	POWER	4,000 AMPs	

SITE	LAND AREA	53 Acres
	TRUCK COURT	Fenced Truck Courts and Car parking
	CAR PARKING	+/- 440
	TRAILER PARKING	+/- 260 (expandable)
	STAND-ALONE TRUCK MAINTENANCE FACILITY	13,593 SF
	HVAC	Ability to HVAC the warehouse
	RAIL	Potential for rail access
	STAND-ALONE OFFICE	28,600 SF
COLD STORAGE	GUARD SHACK	176 SF
	TEMPERATURE CAPABILITY	36 degrees down to -10 degrees
	FREEZER STORAGE	186,770 SF
	COOLER STORAGE	93,474 SF

# DRIVE TIME MAP

SUNBELT COLD DISTRIBUTION CENTER

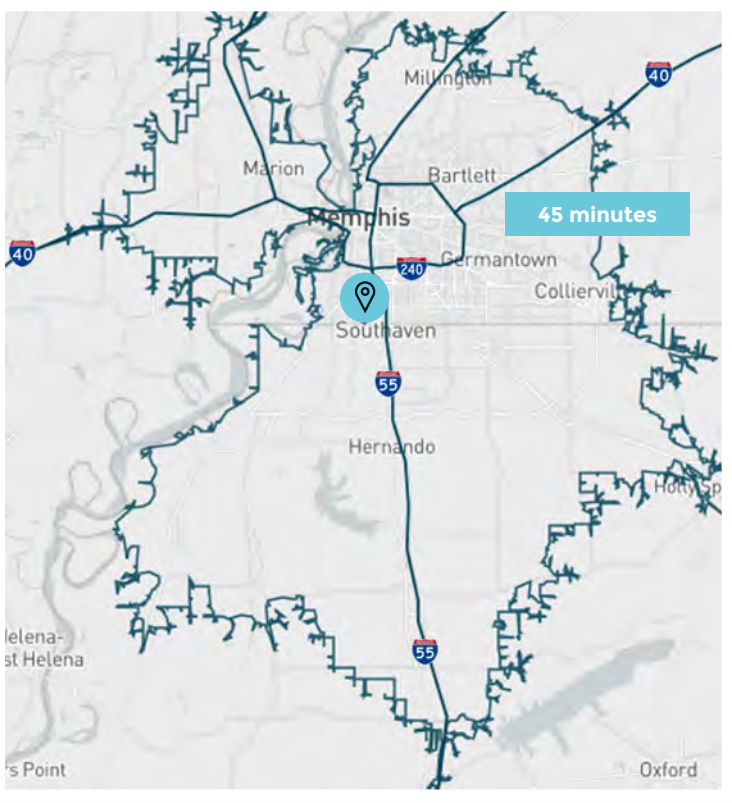


## WHY SUNBELT COLD DISTRIBUTION CENTER

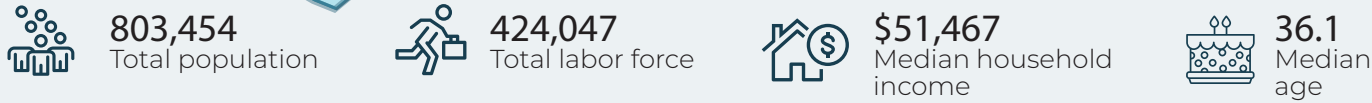
Not only does Southaven have a deep industrial labor pool, but it also benefits from a lower cost of labor and a more affordable cost of living relative to competitive markets. Within a 45-minute drive-time, Southaven's median household income is \$51,457 compared to the National average of \$72,414.

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

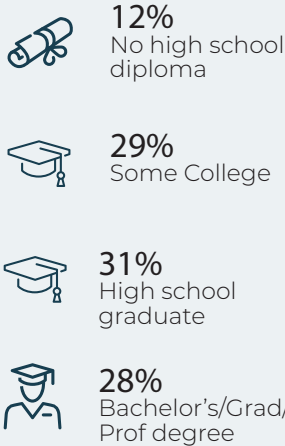
### Drive time of 45 minutes



### Key Facts



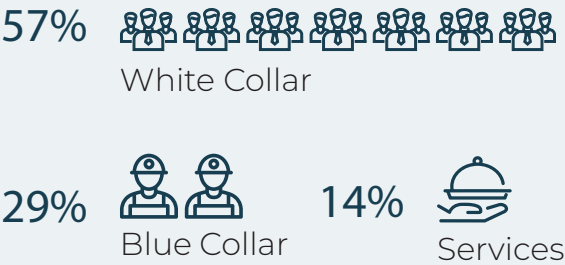
### Education



### Industry Concentration



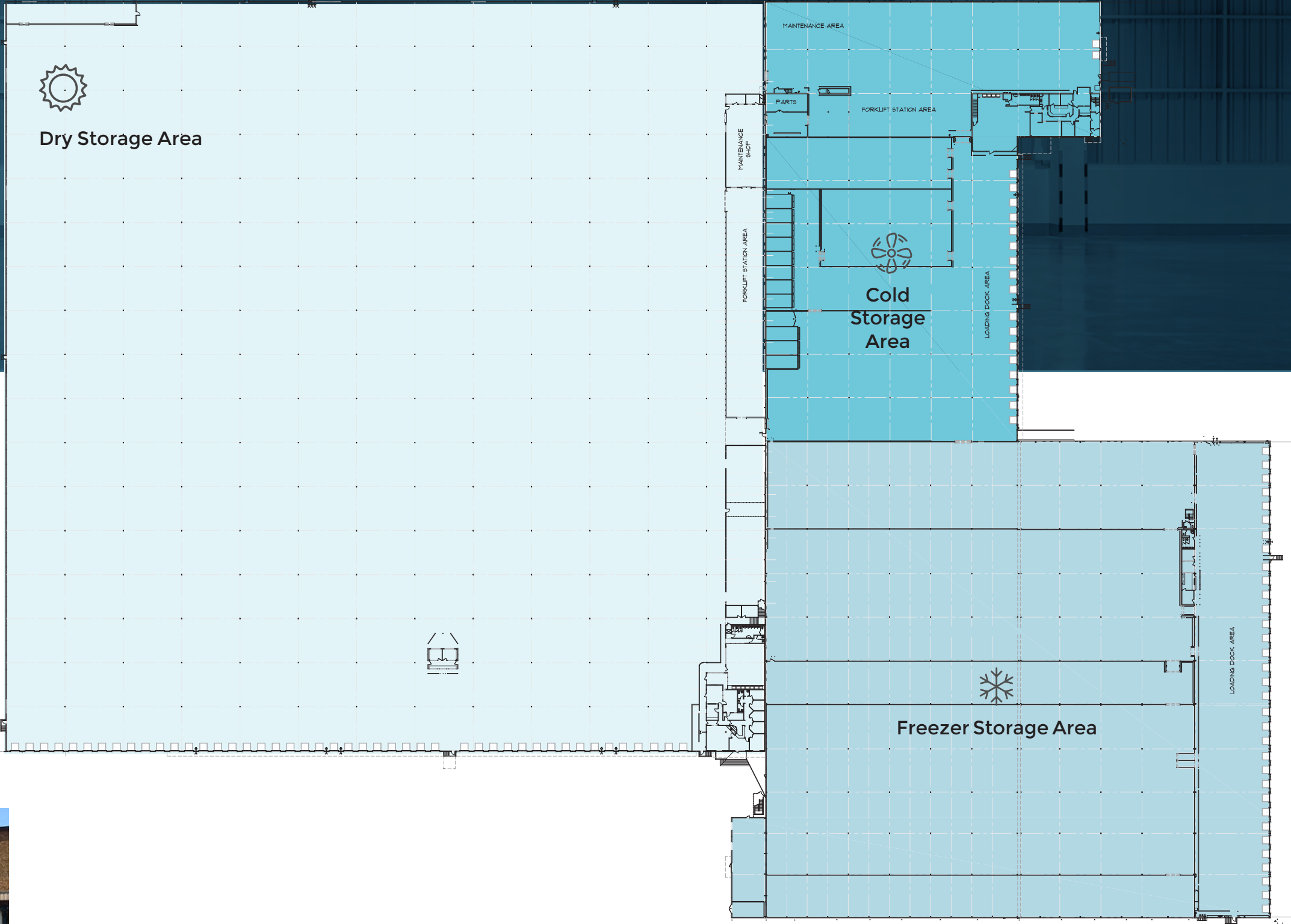
### Employment



6.5% Unemployment rate



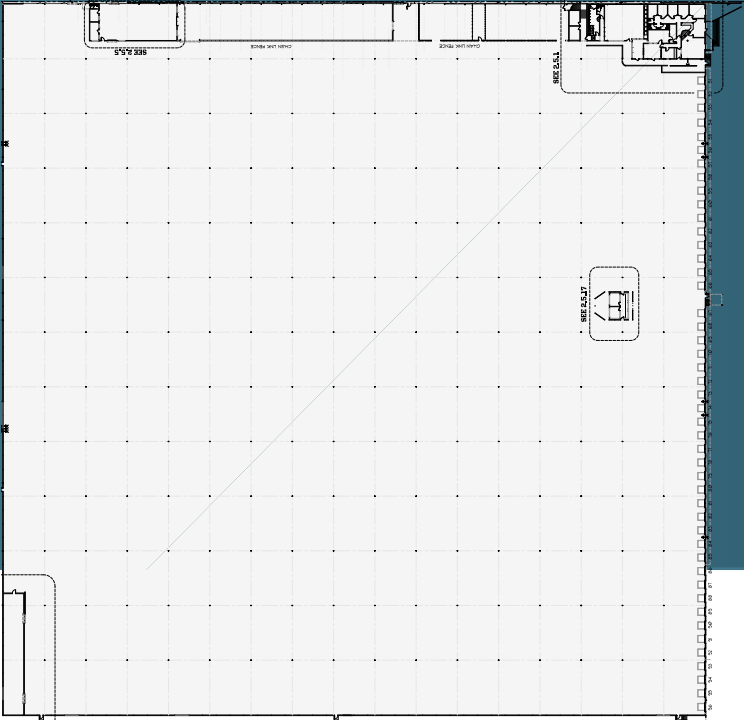
# SITE PLANS



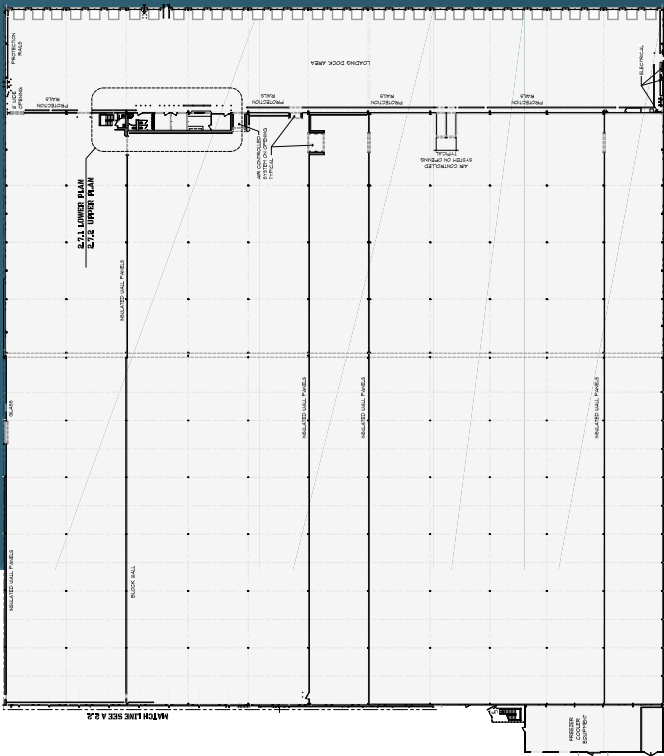


# SITE PLANS

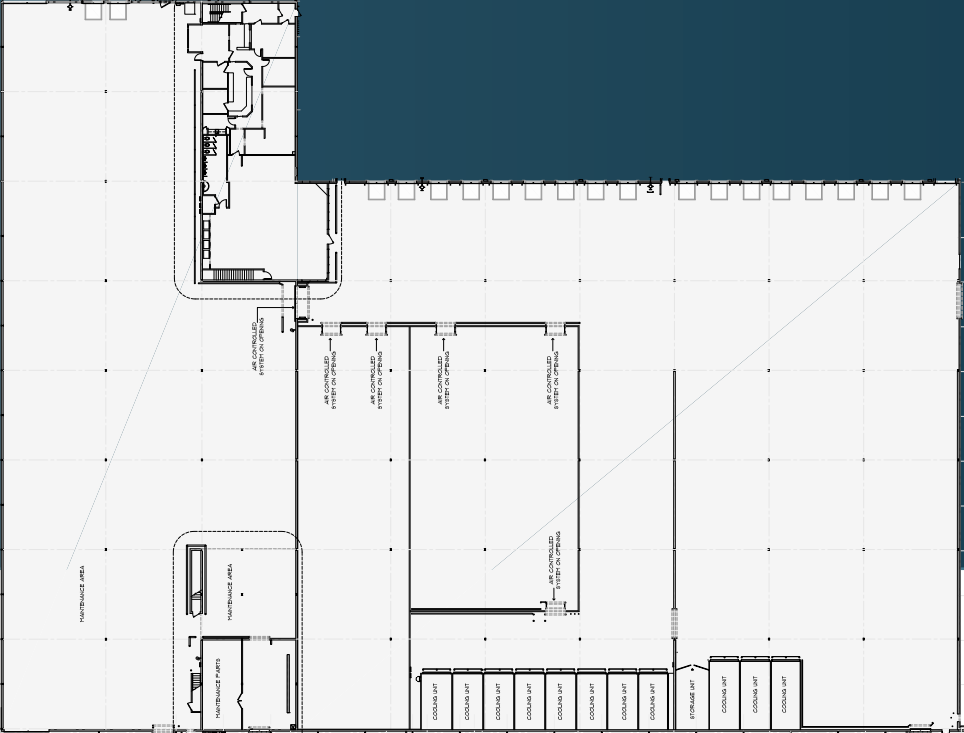
DRY STORAGE



FREEZER STORAGE



COLD 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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