

# Flex Property For Lease

1160 Stateline Road | Southaven Ms



324 Troy Street  
Tupelo, Ms  
38804

662-842-8283

[www.TRInrealEstate.net](http://www.TRInrealEstate.net)

**FLEX SPACE  
FOR LEASE!**

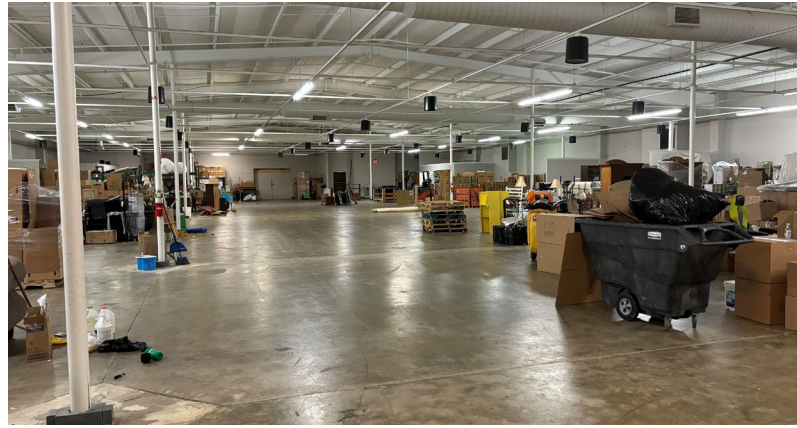


# Executive Summary

TRI Inc is pleased to present For Lease, this 30,000 +/- SF (100' x 300') flex building on Stateline Road in Southaven Ms. This pre-engineered metal building features an attractive brick veneer and asphalt parking lot with 70+ lined parking spaces. The building includes 5,150 SF of office space and 24,850 SF of warehouse / shop. The office space is currently divided into a reception area, 8 private offices, a conference room, a training area, a kitchenette / breakroom, and 2 ADA bathrooms. The warehouse area is divided into a 17,850 SF area that is 100% heated and cooled, and a 7,000 SF area equipped with an attic ventilation fan and gas blower heat; all of which is fully insulated. The warehouse also includes 2 bathrooms. Loading options include 1 drive-in OHD (12'x12'), a "bob" truck dock, and a truck well with a standard 48" dock, and covered staging area.



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# Location Map



