



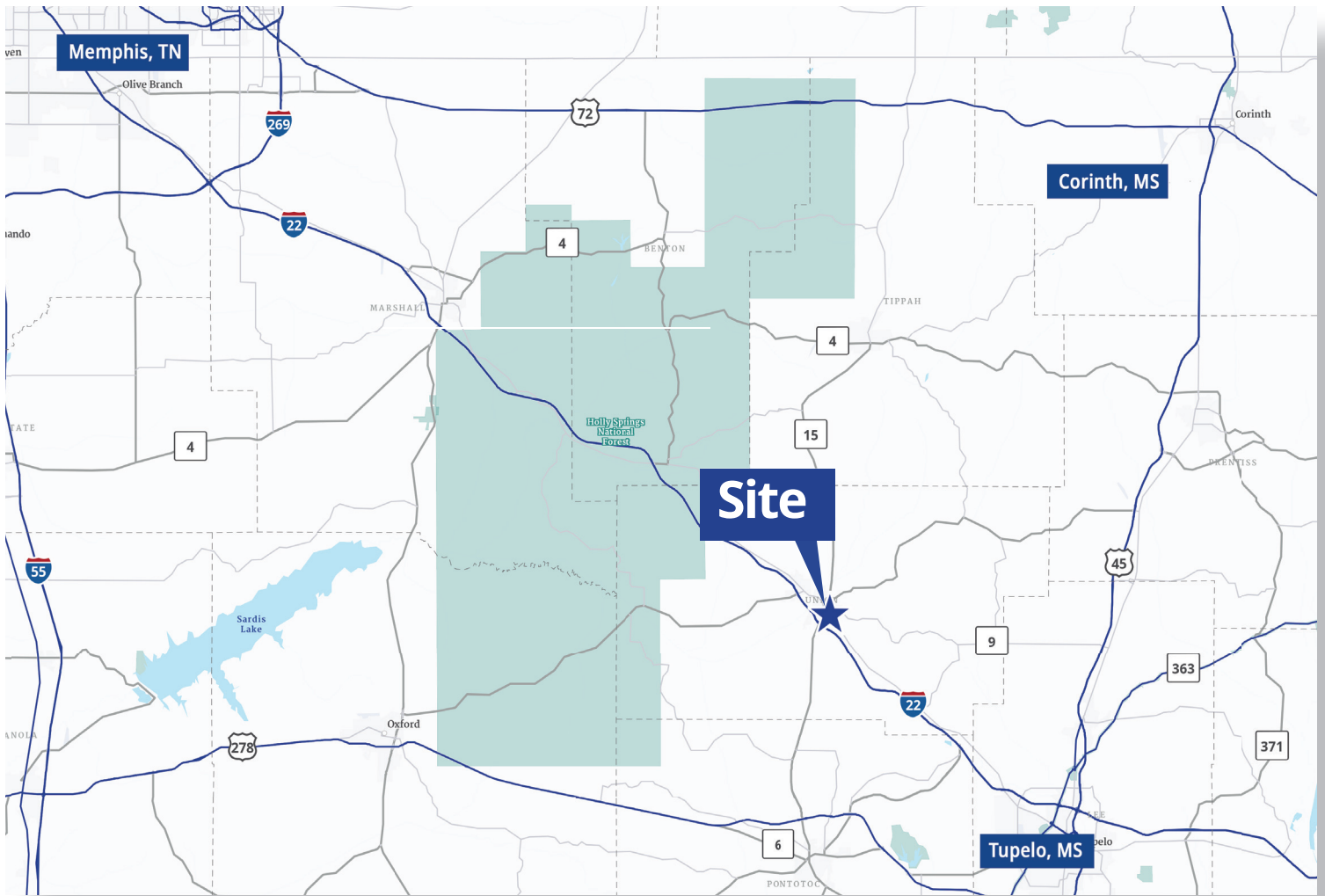
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**Sublease**  
**Flexible Term**  
**160,000± SF**  
**14.87± AC**  
**Warehouse**

**1003 Denmill Rd.**  
**New Albany, MS**

Property Features
14.87± AC lot
160,000± SF total
103,000± SF of HVAC
9,000± SF office
Built in 1979
12'-15' clear height
17 dock Doors
9,000± SF covered BNSF rail spur
100% wet sprinkler system
100-ton HVAC servicing a portion of the warehouse

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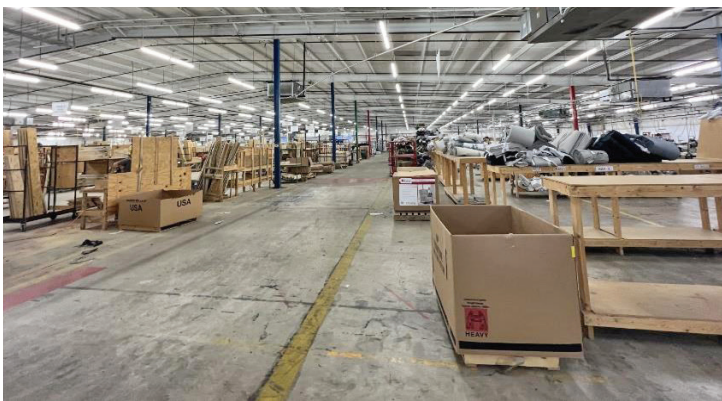
# Drive Times



**Tupelo, MS**  
**20 minutes**

**Corinth, MS**  
**50 minutes**

**Memphis, TN**  
**60 minutes**



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