



FOR SUBLEASE

## 372,000 SF in a 1,212,960 SF Industrial Facility

3446 US Hwy 51 N, Southaven, MS

### Colliers

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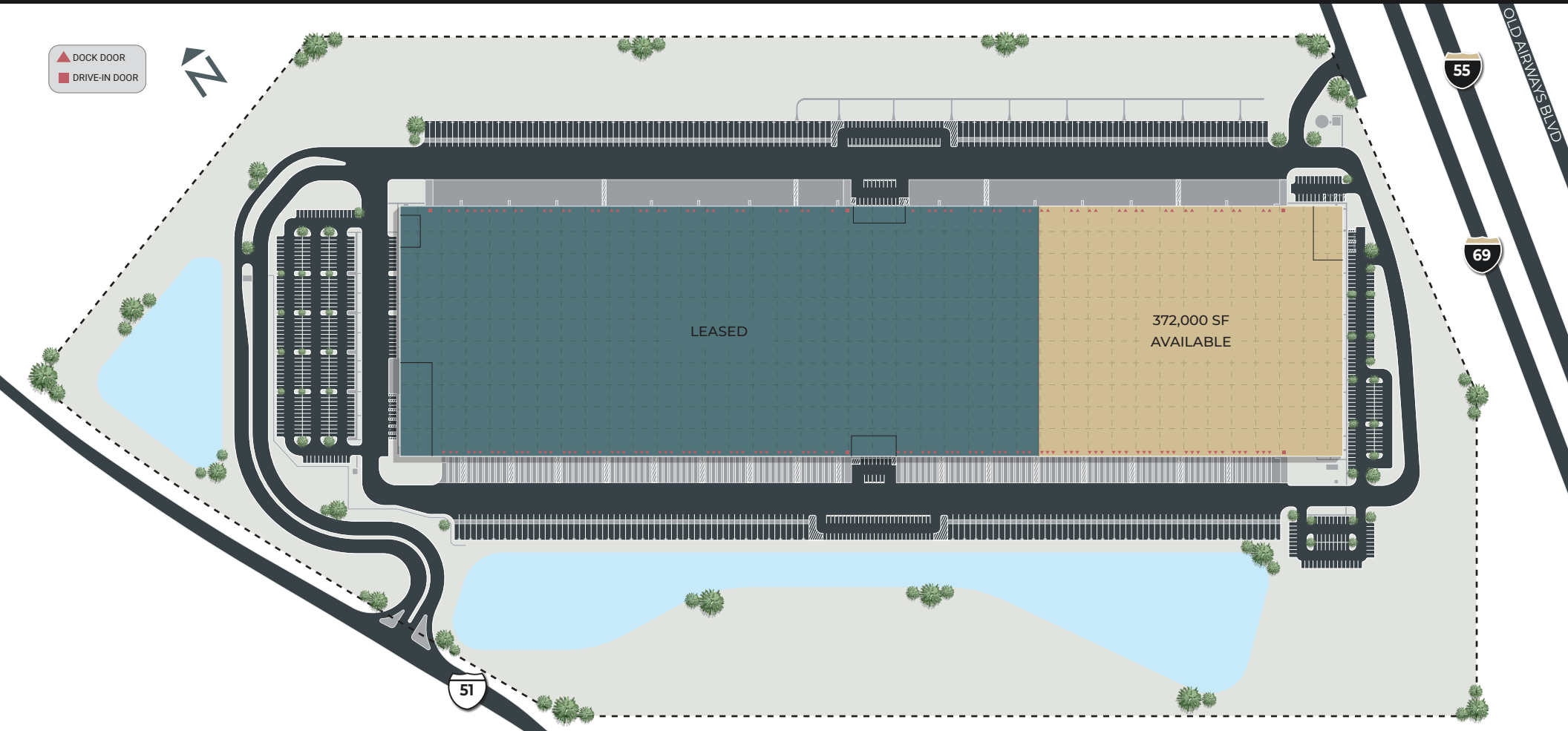
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KBC Advisors | Chicago

330 W Chestnut Street, 2nd Floor

Hinsdale, IL 60521



**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



3.4 Miles

51

3446 HWY 51 N

55

STARLANDING RD W

STARLANDING RD E

SMITH RD

GWINN RD

51

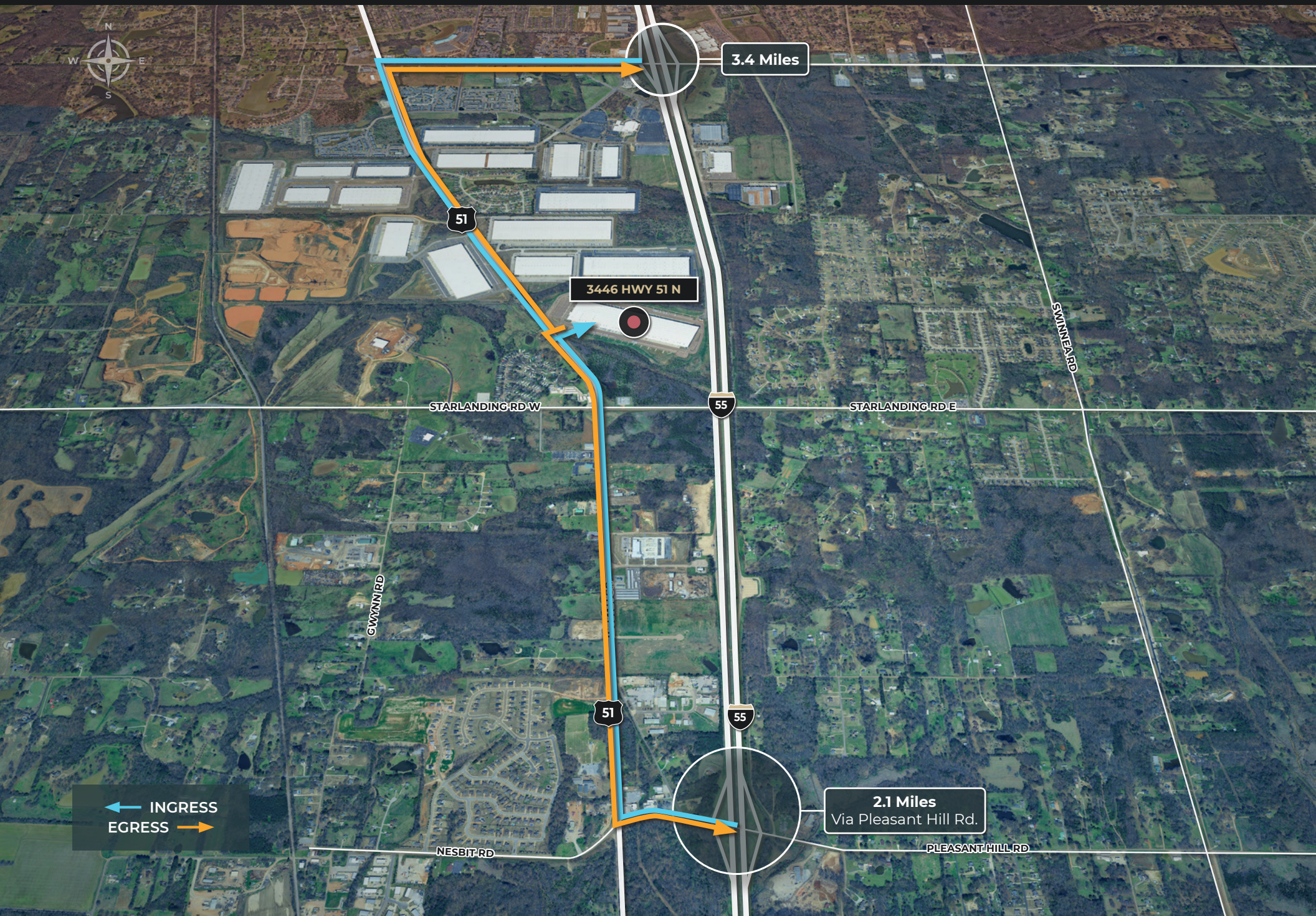
55

2.1 Miles  
Via Pleasant Hill Rd.

PLEASANT HILL RD

NESBIT RD

← INGRESS  
EGRESS →



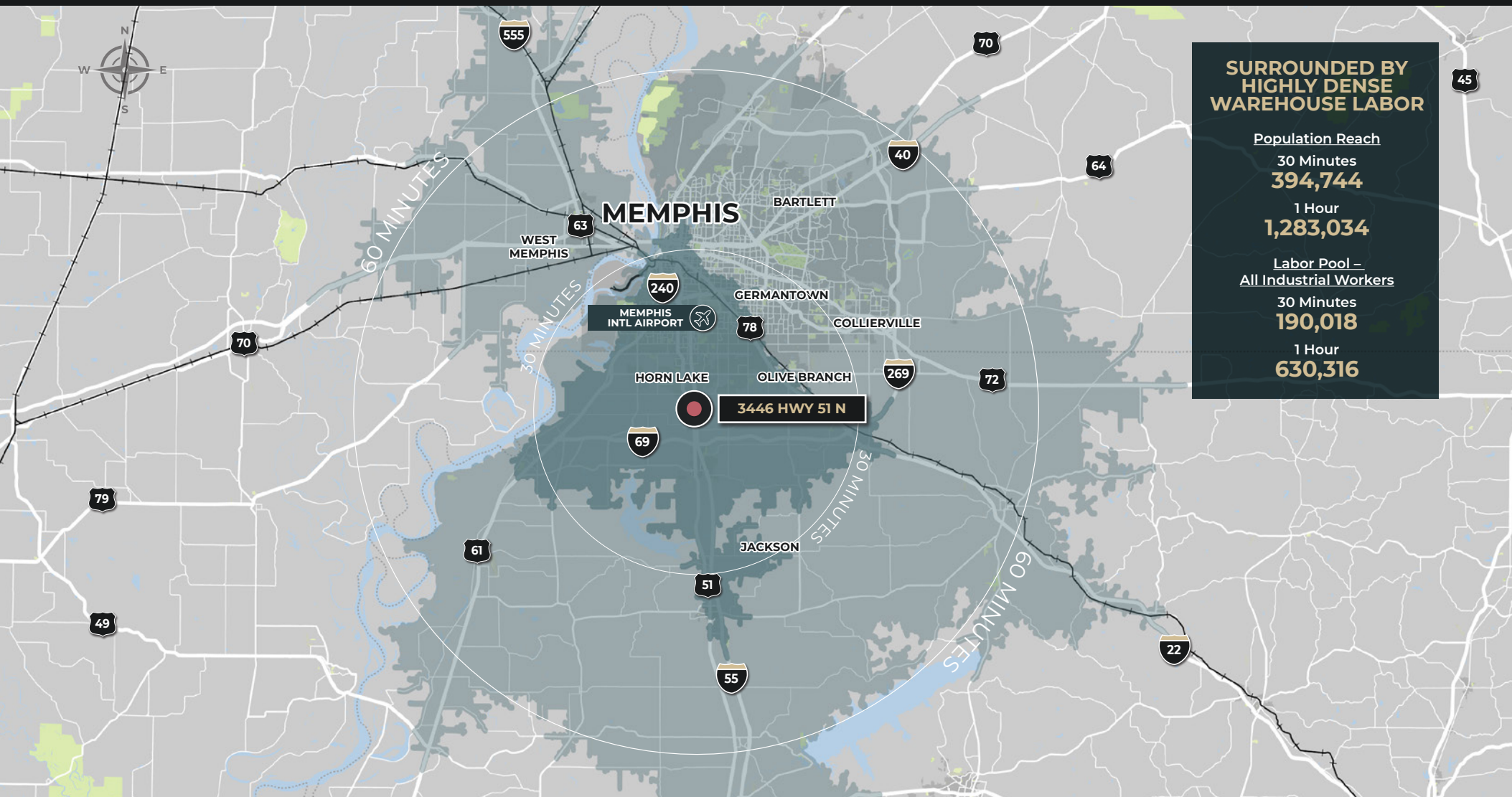


**CORPORATE NEIGHBORS**

- 1** Amazon
- 2** Frito Lay
- 3** EPE Industries USA
- 4** Toshuba America Business Solutions, Inc
- 5** O'Reilly Auto Parts
- 6** WSC Solutions
- 7** American Music Sound
- 8** Keuhne + Nagel
- 9** GXO Logistics Worldwide
- 10** Helen of Troy
- 11** TD Synnex & AT&T

**3446 HWY 51 N**

**3.4 Miles**



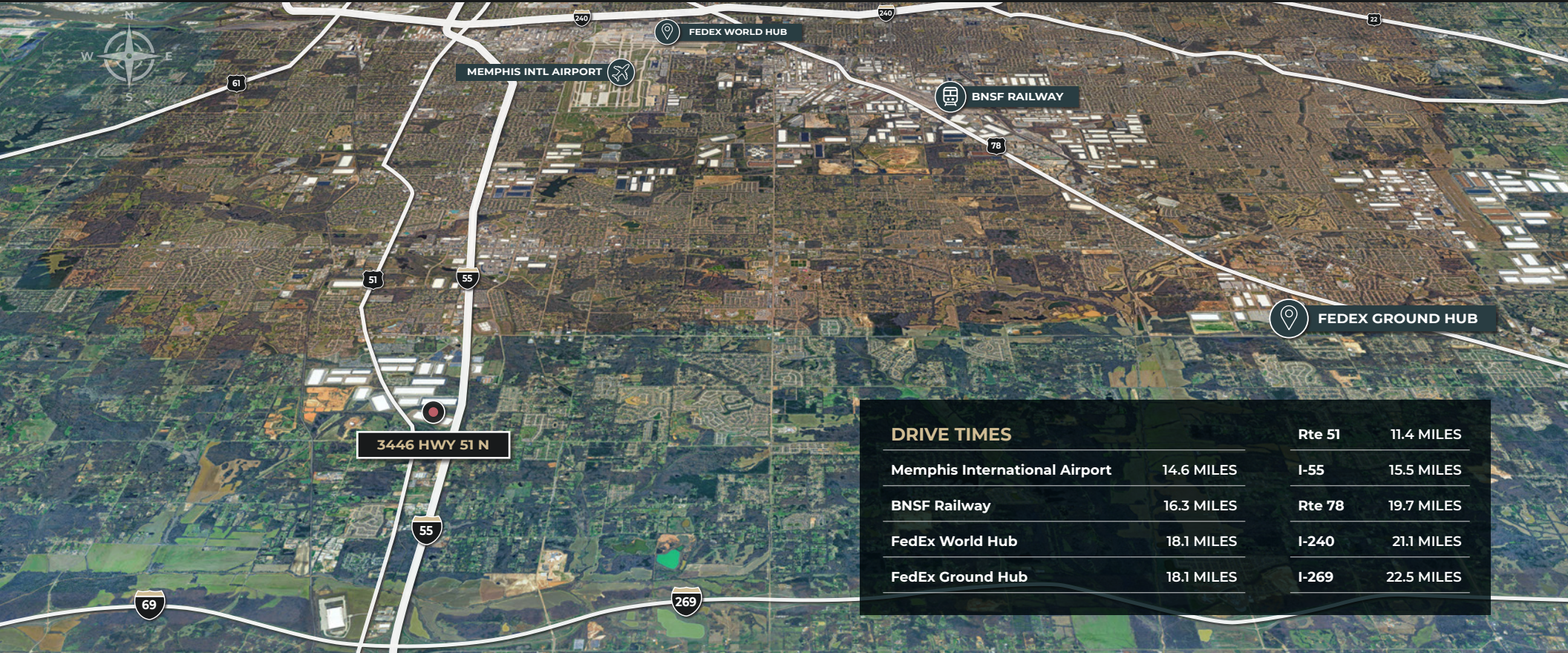
**SURROUNDED BY HIGHLY DENSE WAREHOUSE LABOR**

**Population Reach**  
 30 Minutes **394,744**  
 1 Hour **1,283,034**

**Labor Pool – All Industrial Workers**  
 30 Minutes **190,018**  
 1 Hour **630,316**

	FORKLIFT DRIVERS						WAREHOUSE WORKERS				MANUFACTURERS & FABRICATORS			
Drive Time	2025 Total Population	202 Civ Pop 16+ Labor Force	2020 - 2025 Δ in Res. Workers	2025 Net Commuters	2025 Resident Workers	Average Hourly Earnings	2020 - 2025 Δ in Res. Workers	2025 Net Commuters	2025 Resident Workers	Average Hourly Earnings	2020 - 2025 Δ in Res. Workers	2025 Net Commuters	2025 Resident Workers	Average Hourly Earnings
30 Minutes	394,744	190,018	38%	1,557	2,905	\$18.67	12%	13,563	23,602	\$16.36	11%	5,846	8,068	\$19.54
60 Minutes	1,283,034	630,316	36%	781	6,243	\$18.67	11%	8,535	53,817	\$16.36	7%	2,025	21,551	\$19.54

Wage Data as of 02/16/2026



DRIVE TIMES		Rte 51	11.4 MILES
Memphis International Airport	14.6 MILES	I-55	15.5 MILES
BNSF Railway	16.3 MILES	Rte 78	19.7 MILES
FedEx World Hub	18.1 MILES	I-240	21.1 MILES
FedEx Ground Hub	18.1 MILES	I-269	22.5 MILES

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