



478,139 SQUARE FEET 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 surrounding parking lot is 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

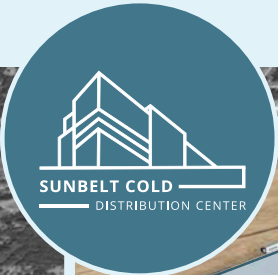
CN/CSX Intermodal Yard

11 Miles

BNSF Intermodal Yard

13 Miles

FedEx Ground DeSoto



BUILDING

1	Dry Storage
2	Dry Dock
3	Dry Office
4	Truck Shop
5	General Offices

8.2 Miles



**MEMPHIS
INTERNATIONAL AIRPORT**

BNSF

5.8 MILES EAST



TRICORBRAUN



SIEMENS



MISSISSIPPI STATE LINE

51

INTERSTATE
55

BUILDING SPECIFICATIONS

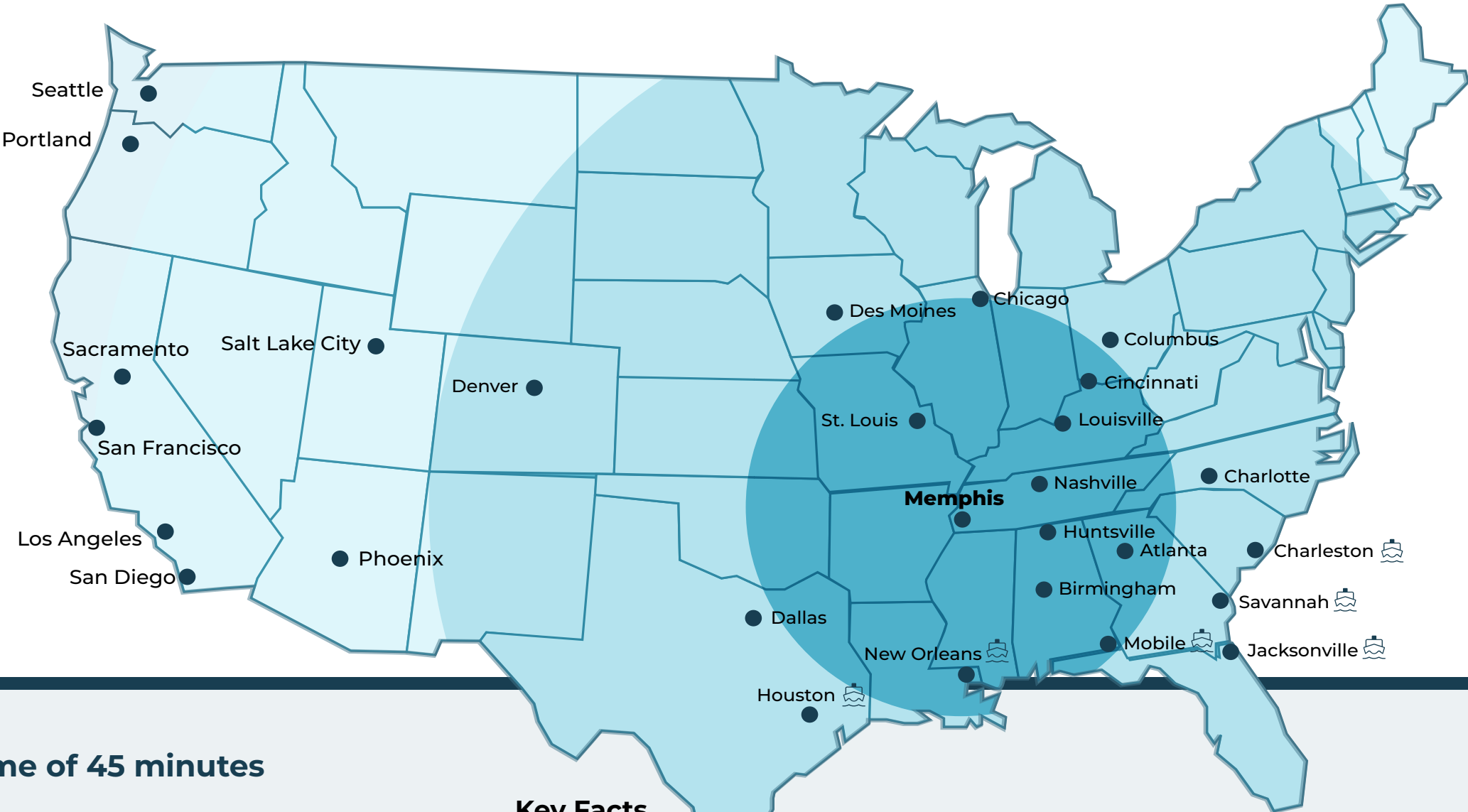
SUNBELT COLD DISTRIBUTION CENTER

BUILDING	AVAILABLE SPACE	Total - 478,139 SF Dry Warehouse - 435,946 SF	Standalone Office - 28,600 SF Truck Maintenance - 13,593 SF
	BUILDING HEIGHT	25'-28'	
	COLUMN SPACING	38'6" x 51'	
	DOCK DOORS	46	
	OFFICE SPACE	Total - 34,737 SF 28,600 SF Standalone	6,137 SF within the Warehouse
	RACKING	The warehouse is being offered with racking in place	
	SPRINKLER	Wet system	
	ROOF SYSTEM	TPO Roof	
	POWER	4,000 AMPs	

SITE	LAND AREA	53 Acres
	TRUCK COURT	Fenced Truck Courts and Car parking
	CAR PARKING	+/- 400
	TRAILER PARKING	+/- 100 (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

DRIVE TIME MAP

SUNBELT COLD DISTRIBUTION CENTER

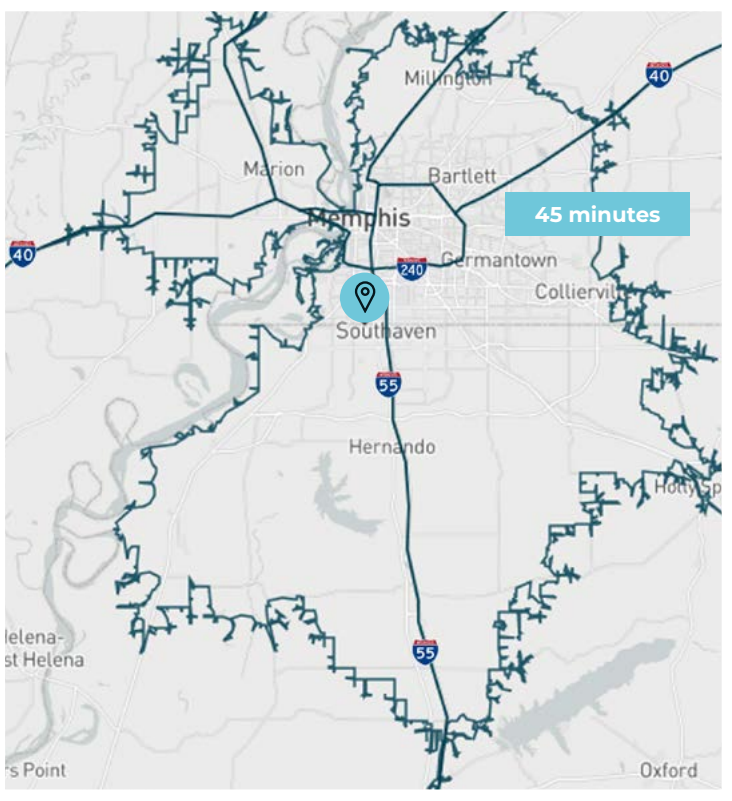


WHY SUNBELT COLD DISTRIBUTION CENTER

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.

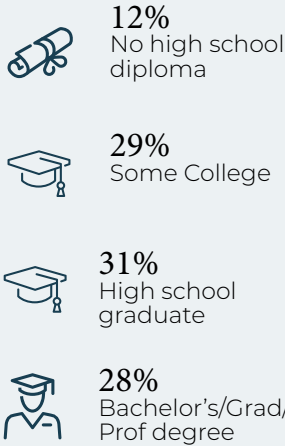
Drive time of 45 minutes



Key Facts



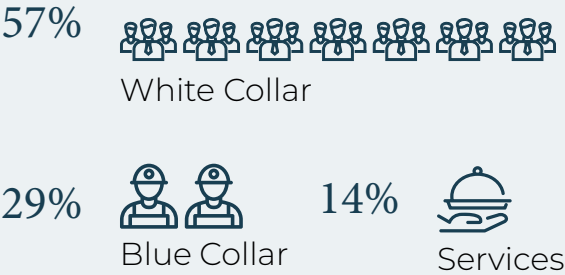
Education



Industry Concentration

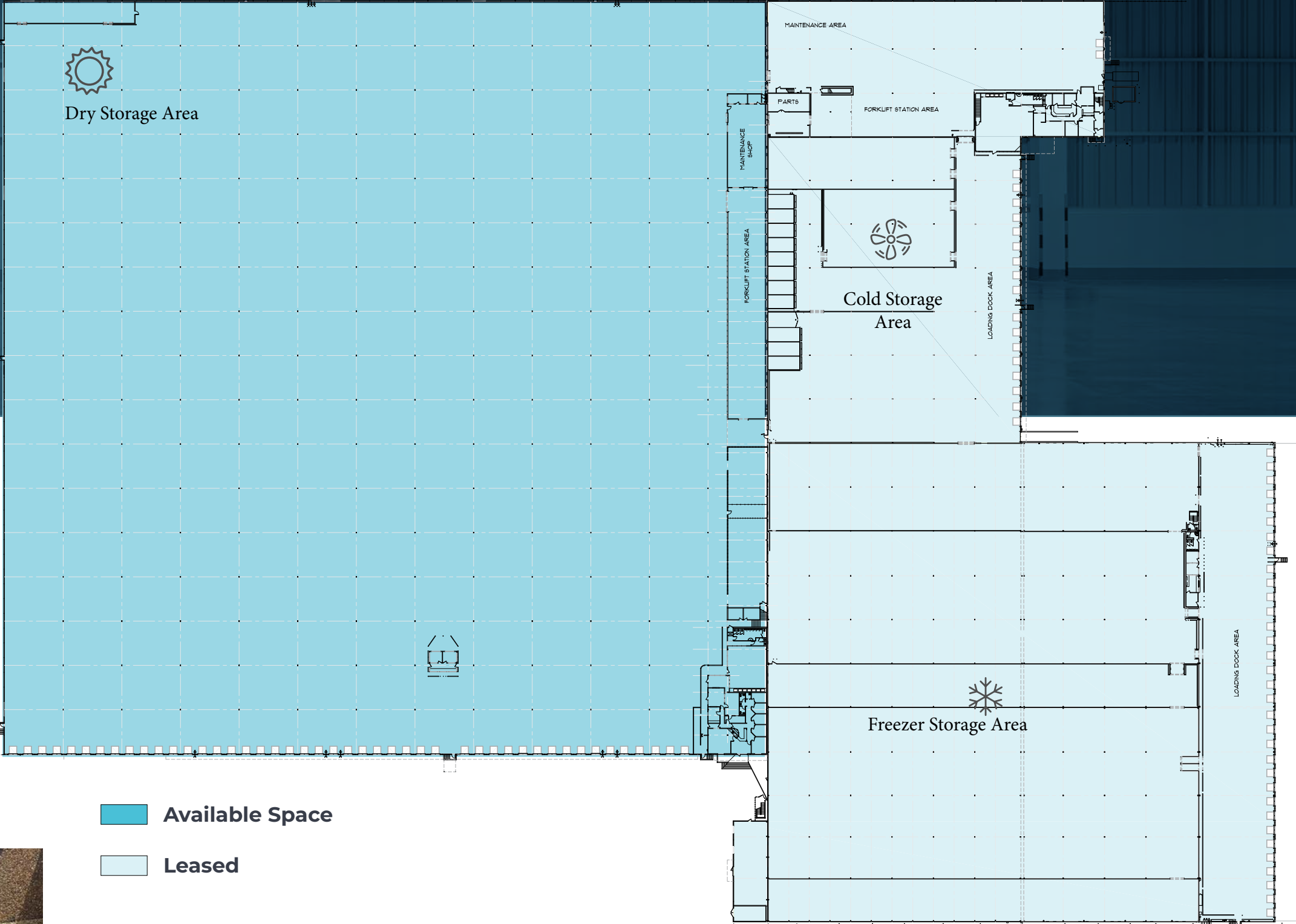
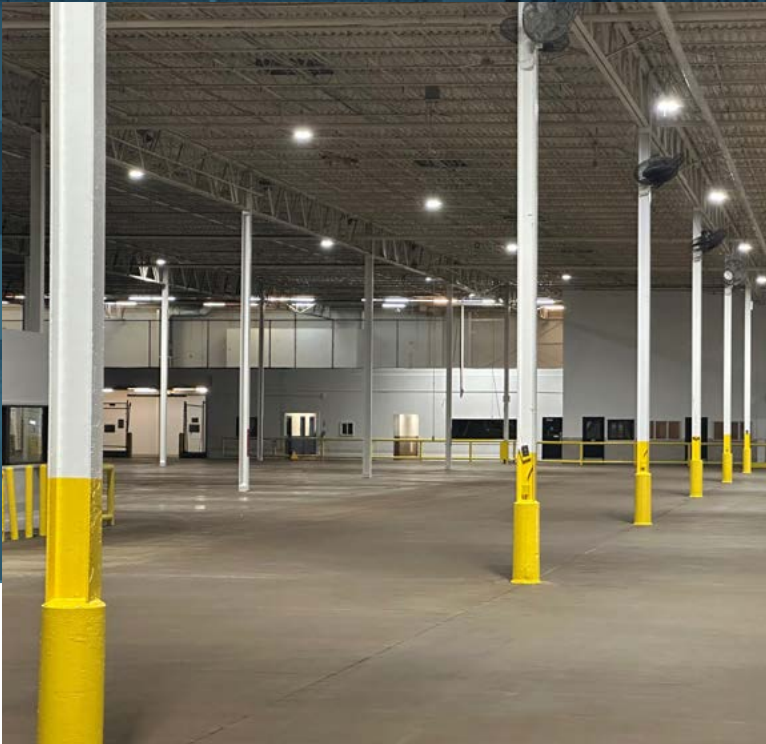


Employment



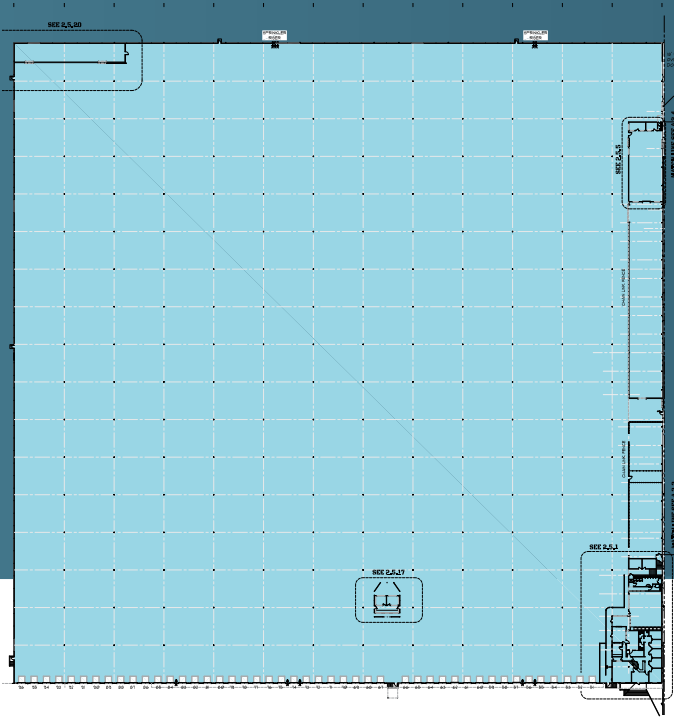
6.5% Unemployment rate

FLOOR PLAN



FLOOR PLAN

DRY STORAGE



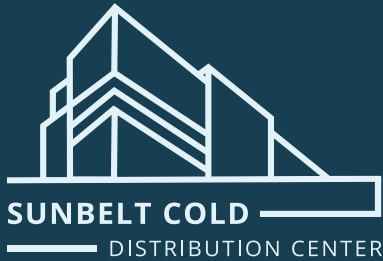
ECONOMIC INCENTIVES

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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