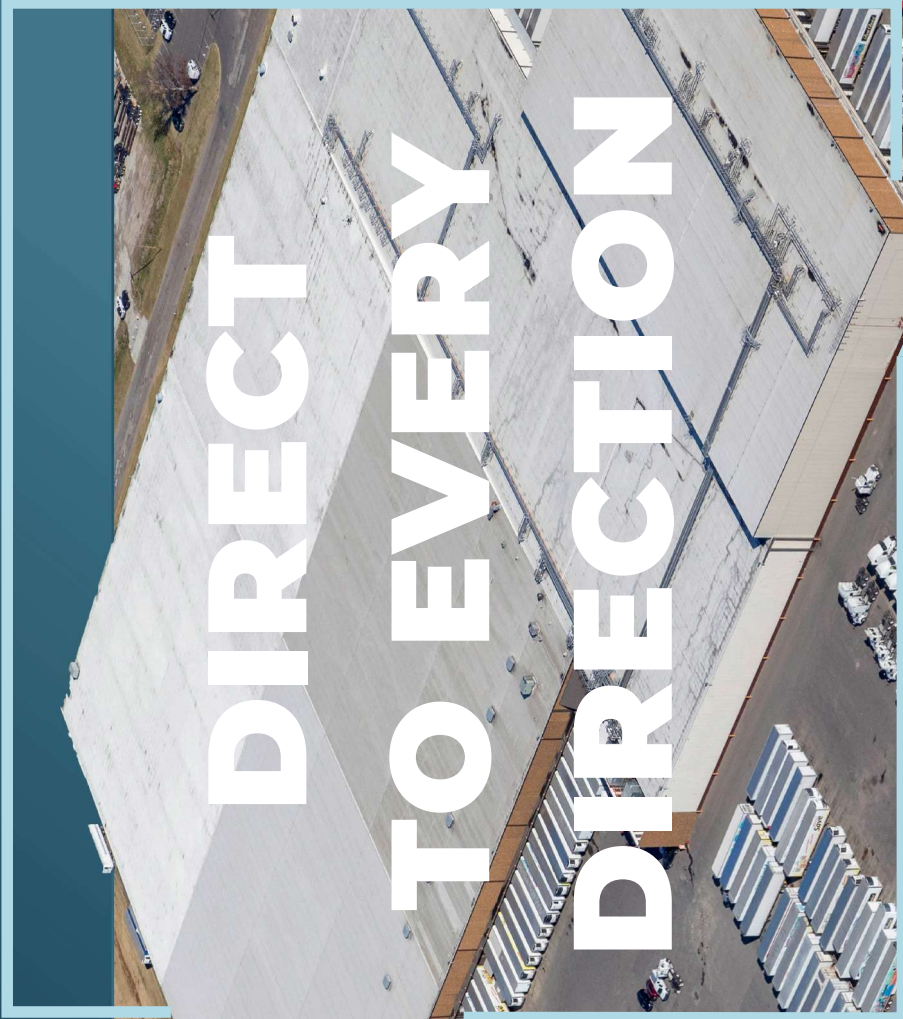




± 758,383 SF Freezer Cooler and Dry

SPACE AVAILABLE

2929 Stateline Road Southaven MS 38671



**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
COLD STORAGE	STAND-ALONE OFFICE	28,600 SF
	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

1 day drivetime

2 day drivetime

3 day drivetime



indicates a port location

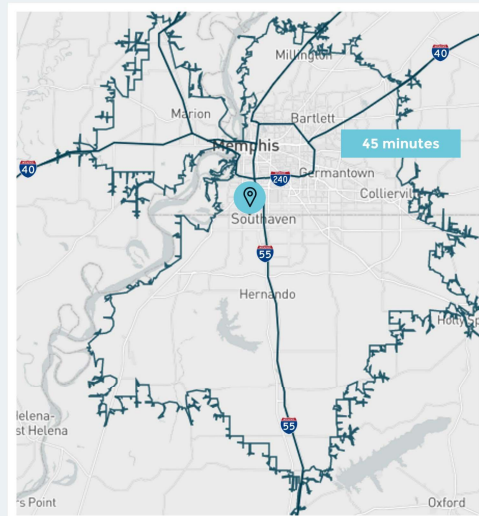


WHY SUNBELT COLD DISTRIBUTION CENTER

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



803,454
Total population



424,047
Total labor force



\$51,467
Median household income



36.1
Median age

Education



12%
No high school diploma



29%
Some College



31%
High school graduate



28%
Bachelor's/Grad/
Prof degree

Industry Concentration



852
Transportaion/
warehouse firms



63,913
Transportaion/warehouse
employees



923
Manufacturing firms



34,773
Manufacturing employees

Employment

57%
White Collar

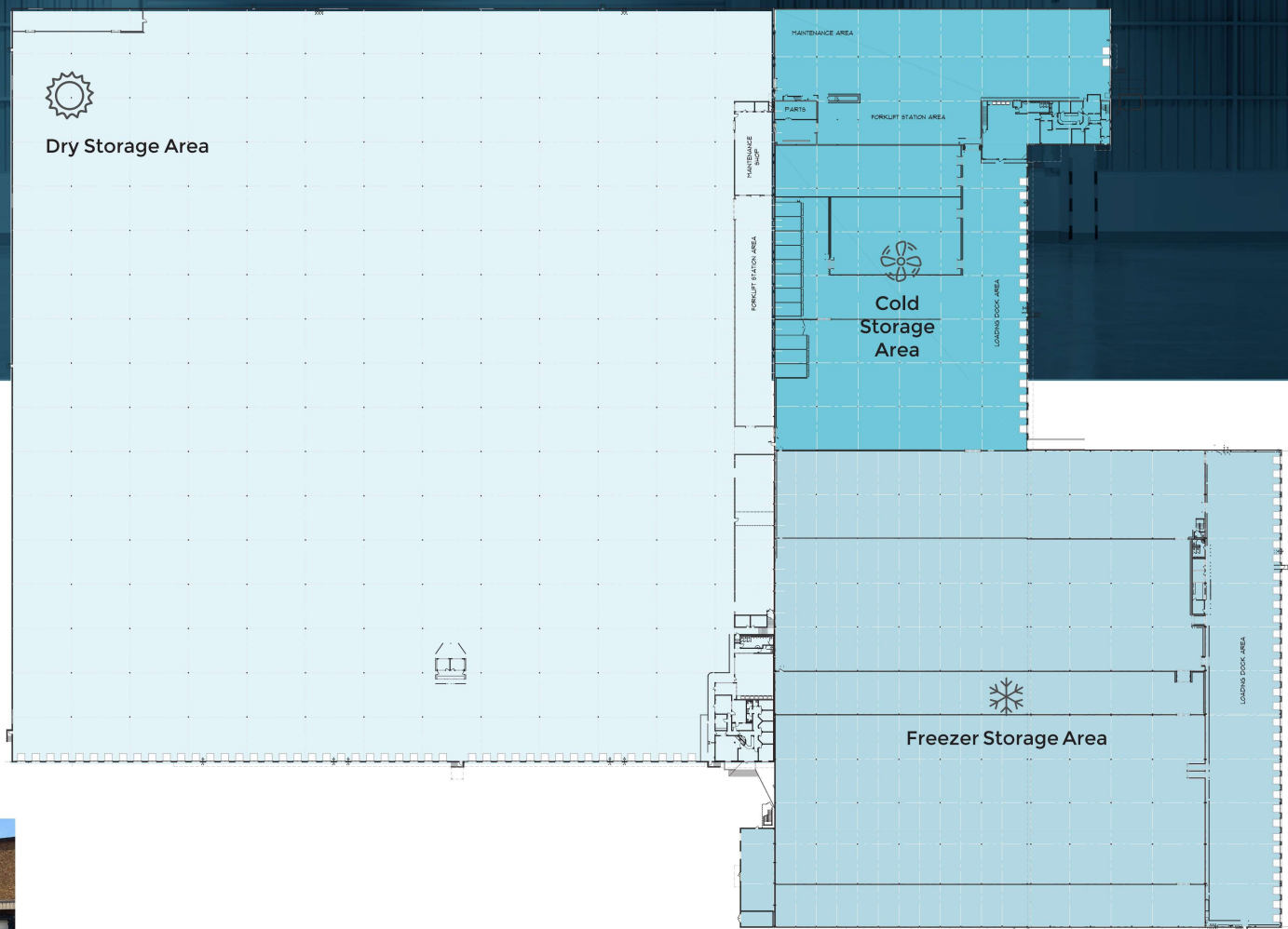
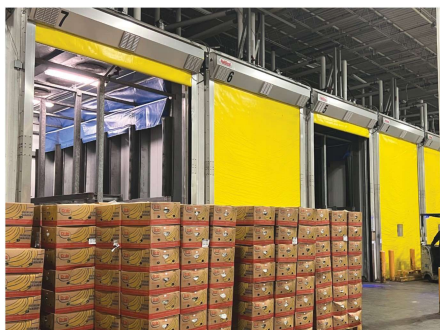
29%
Blue Collar



14%
Services

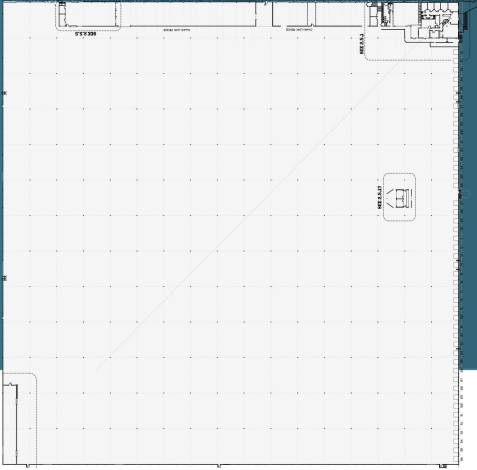
6.5%
Unemployment rate

SITE PLANS



SITE PLANS

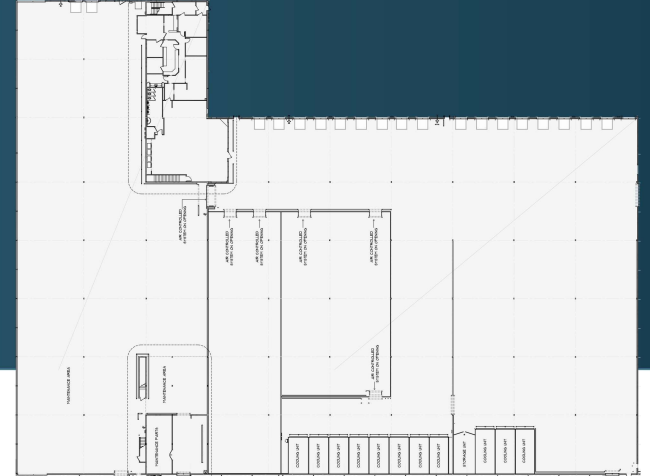
DRY STORAGE



FREEZER STORAGE



COLD STORAGE



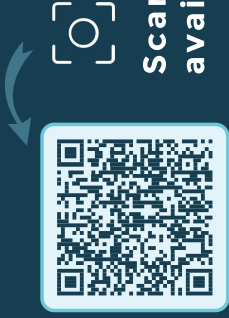
ECONOMIC INCENTIVES

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**

MANDICH GROUP, LLC is a private equity real estate investment company that specializes in the industrial sector specifically food related properties. We acquire, improve, develop and operate our investments in growth markets throughout the United States on behalf of our company principals and private investors.

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FOR MORE INFORMATION, PLEASE CONTACT:

Matt Denny Senior Vice President +1 901 291 5407 matthew.denny@jll.com	Jack Wohrman, SIOR Managing Director +1 901 261 2611 jack.wohrman@jll.com	Russ Westlake Senior Managing Director +1 901 261 2613 russ.westlake@jll.com	Tim O'Rourke Senior Managing Director +1 310 804 4438 tim.orourke@jll.com
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Jones Lang LaSalle Brokerage, Inc. | MS RE License#19069 | +1 901 261 2600 | 6410 Poplar Ave, Suite 350 Memphis, TN 38119

