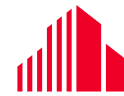


INDUSTRIAL SPACE FOR LEASE

STATELINE

BUSINESS PARK BLDG H

1560 STATELINE RD E | SOUTHAVEN, MS 38671

 CUSHMAN &
WAKEFIELD

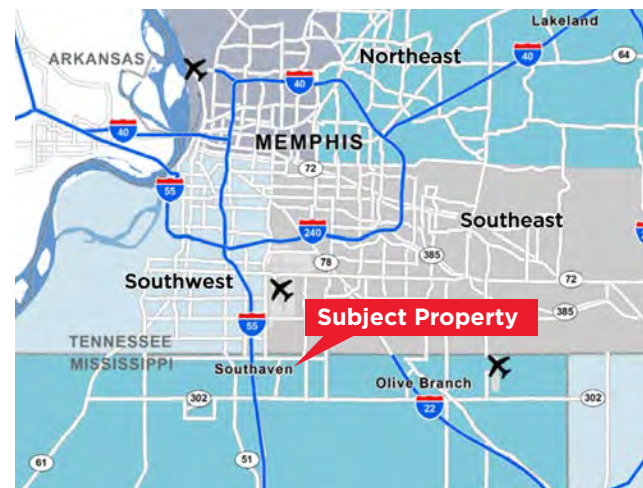
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ADVISORS

 100% HVAC 



373,644 SF AVAILABLE
DIVISIBLE TO 198,003 SF / 175,641 SF
PROPERTY HIGHLIGHTS

- 32' clear height
- 100% HVAC warehouse
- Crossdock loading with 84 dock doors (9' x 10')
- 2,500 amps power
- 54' x 50' column spacing with 60' speedbay
- 420' building depth
- 2 drive-in doors (14' x 16')
- 8,560 SF main office space plus 1,721 SF S/R office and satellite restrooms
- 277 auto parking spaces
- 69 dedicated trailer parking spaces
- ESFR sprinkler system
- Located in the master-planned Stateline Business Park
- Immediate proximity to I-55, Memphis International Airport and BNSF Intermodal



Owner:
maple^{tree}

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INDUSTRIAL SPACE FOR LEASE

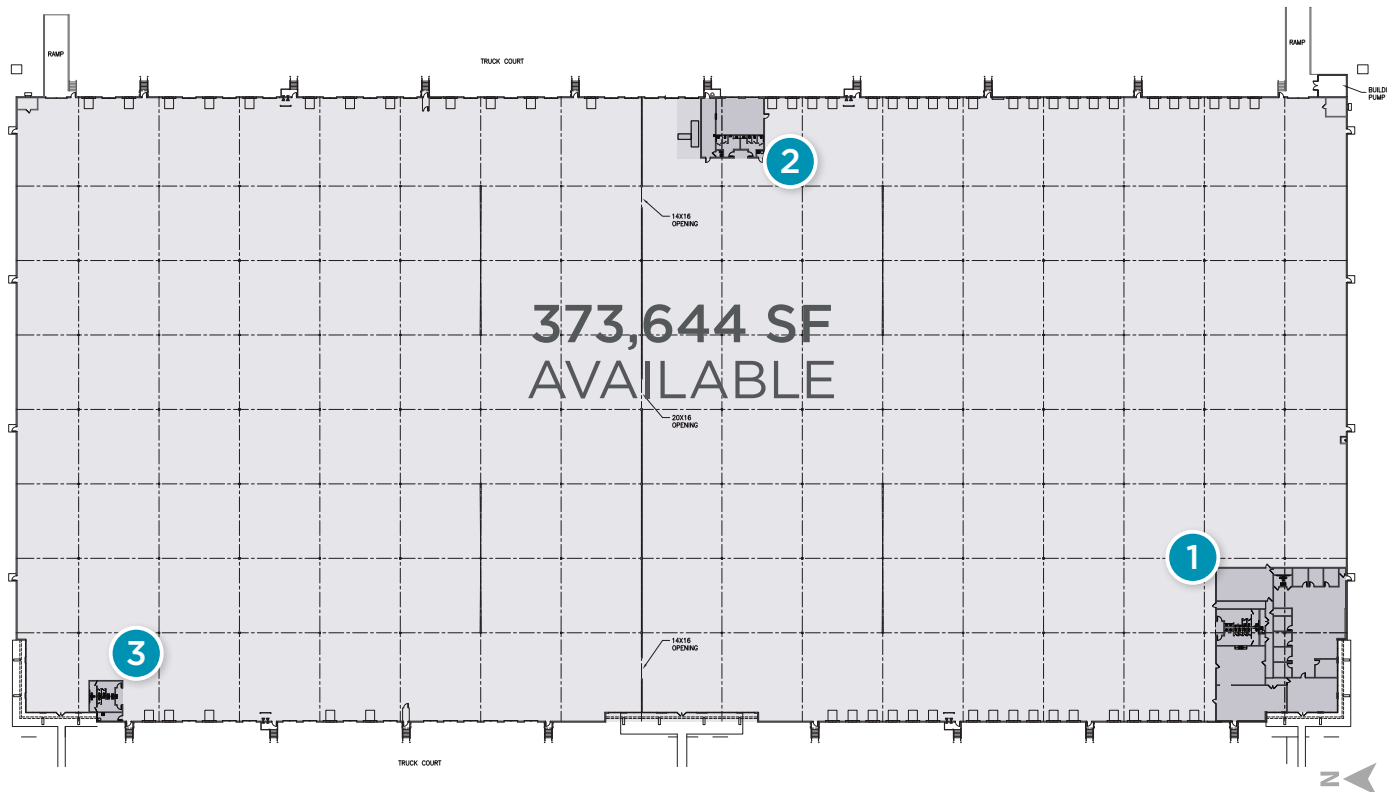
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BUSINESS PARK BLDG H

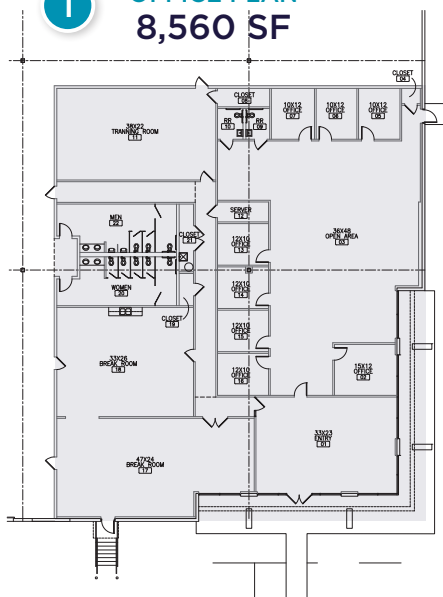
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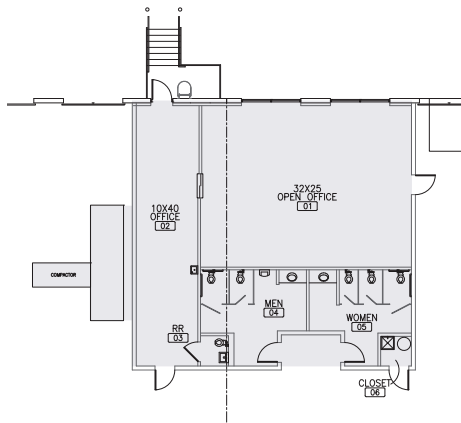
SITE PLAN



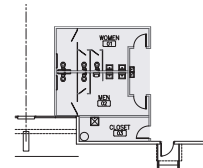
1 OFFICE PLAN
8,560 SF



2 WAREHOUSE OFFICE
1,721 SF



3 WAREHOUSE RESTROOMS
555 SF



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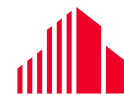
Owner:
mapleiree

INDUSTRIAL SPACE FOR LEASE

STATELINE

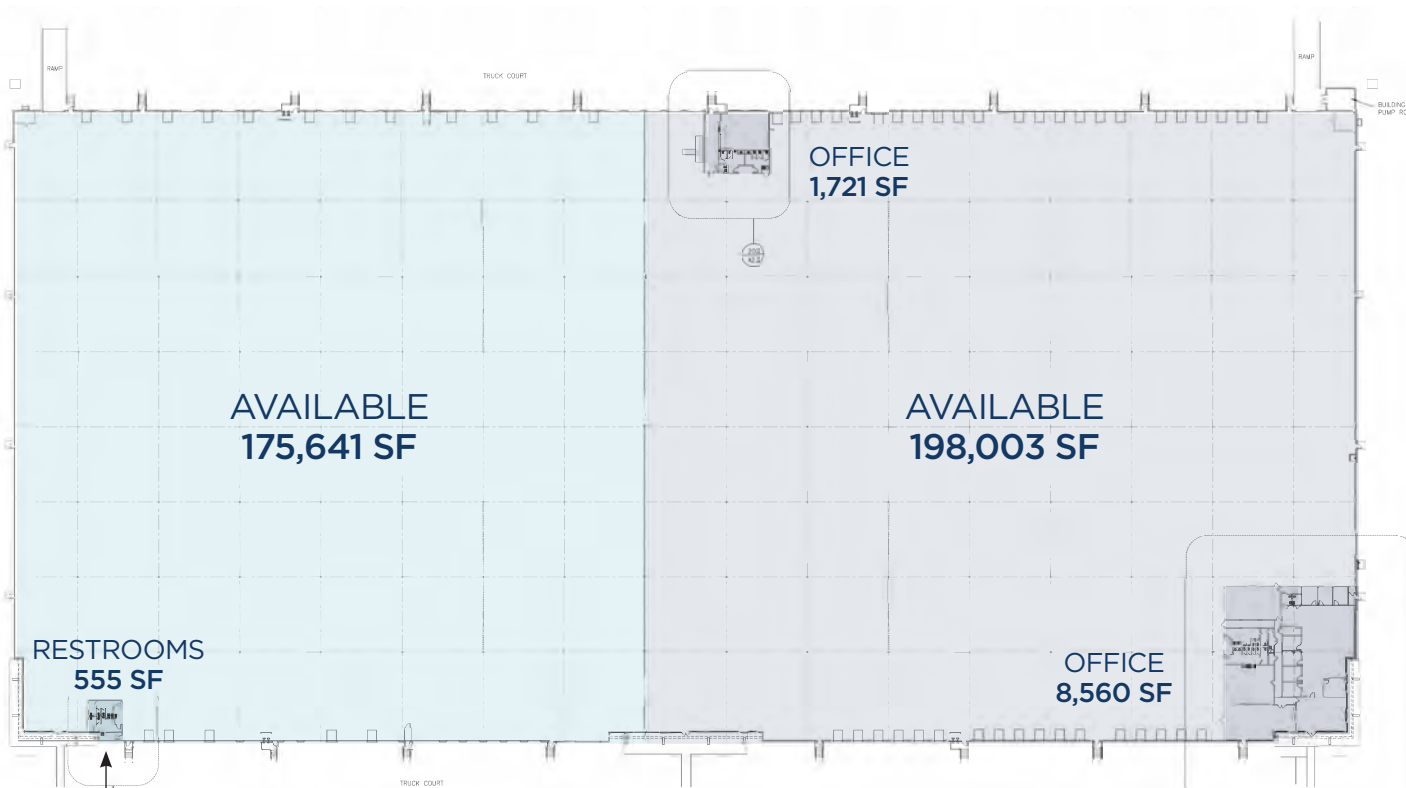
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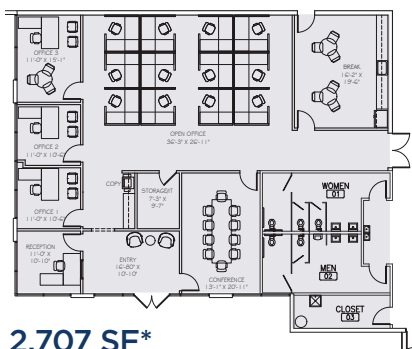
 COMMERCIAL
ADVISORS

DEMISED SITE PLAN



373,644 SF TOTAL BUILDING

Hypothetical Office Expansion Plan



2,707 SF*

**Existing Restrooms 555 SF
Hypothetical Office Expansion Plan*

DIVISIBLE OPTIONS

175,641 SF - AVAILABLE

Office SF	555 SF (Expandable)
Dock Doors	42 (21 with levelers)
Drive-in Doors	1 (14' x 16')
Auto Parks	+/- 111 spaces
Trailer Parks	+/- 32 spaces

198,003 SF - AVAILABLE

Office SF	8,560 SF main office + 1,721 SF satellite office
Dock Doors	42 (38 with levelers)
Drive-in Doors	1 (14' x 16')
Auto Parks	+/- 159 (not including an add'l +/- 74 in striped SW truck court)
Trailer Parks	+/- 37 spaces

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mapleiree

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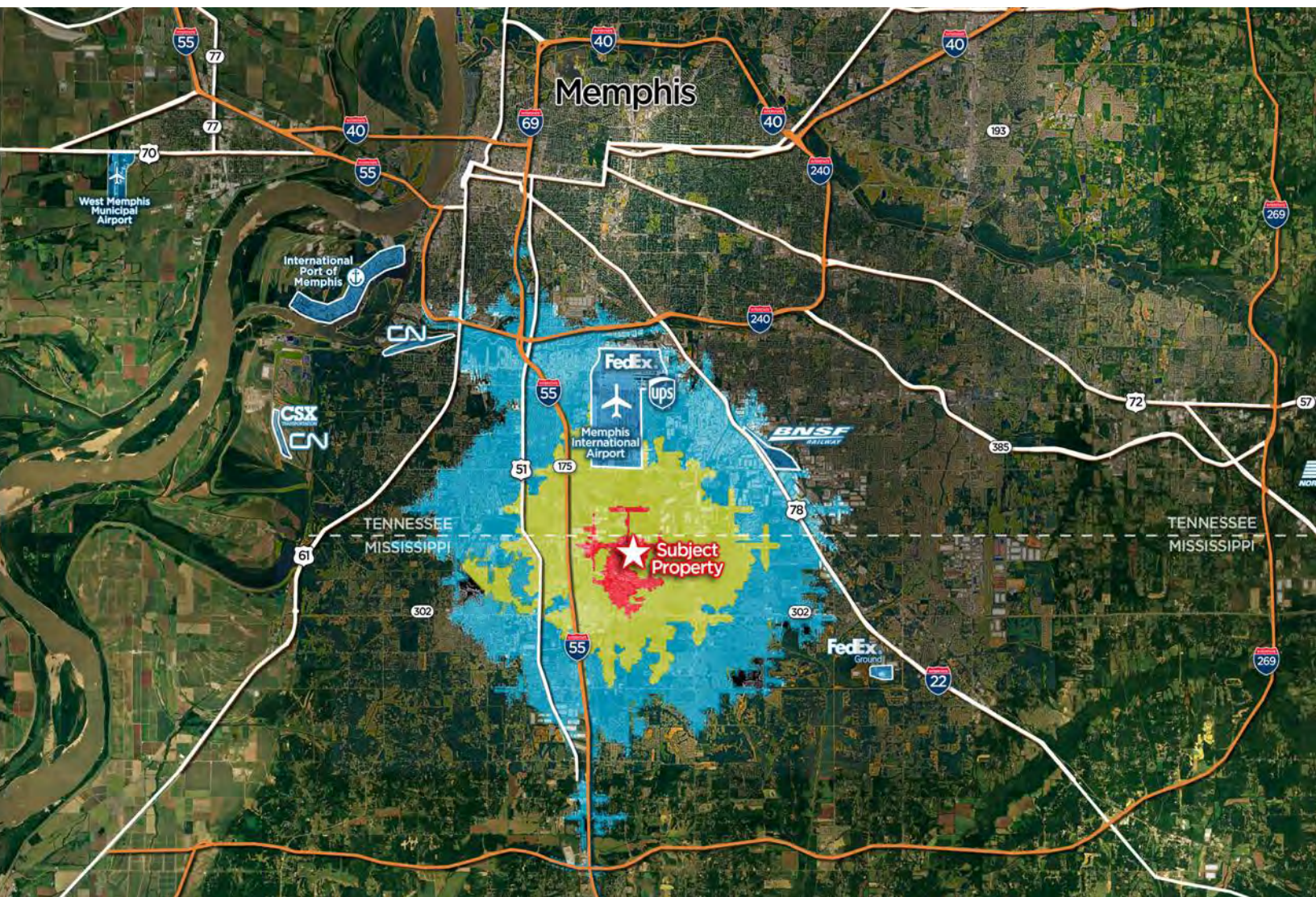
STATELINE

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DRIVE TIME MAP



5 MINS
10 MINS
15 MINS

7 MINS	5 MINS	28 MINS	12 MINS	17 MINS	43 MINS	51 MINS
4 MILES	2 MILES	20 MILES	6 MILES	11 MILES	28 MILES	48 MILES

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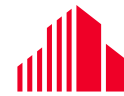
Owner: **maple^{tree}**

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 CUSHMAN &
WAKEFIELD

 COMMERCIAL
ADVISORS

CORPORATE NEIGHBORS



maple^{tree}

About Us

Mapletree is a leading global real estate developer, investor and manager headquartered in Singapore. Mapletree owns and manages 60 million square feet of logistics and industrial properties across 26 states with offices in New York, Chicago, Atlanta, Dallas and Los Angeles.

www.mapletree.com.sg

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