

Airways Distribution Center

BUILDING ONE



*Airways Distribution Center is
Strategically Located at the Intersections of
Airways Boulevard and Stateline Road
in Southaven, Mississippi*

Amenities:

- Located in Memphis Metropolitan Statistical Area
- Less Than 3 Miles to Memphis International Airport
- Immediate Access to I-55 from Stateline Road Interchange
- 10-Year Real and Personal Property Tax Exemptions Available from City and County
- Excellent Labor Base
- Class A Business Park Environment



For Development Information:



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For Leasing Information:



WILKINSON
SNOWDEN

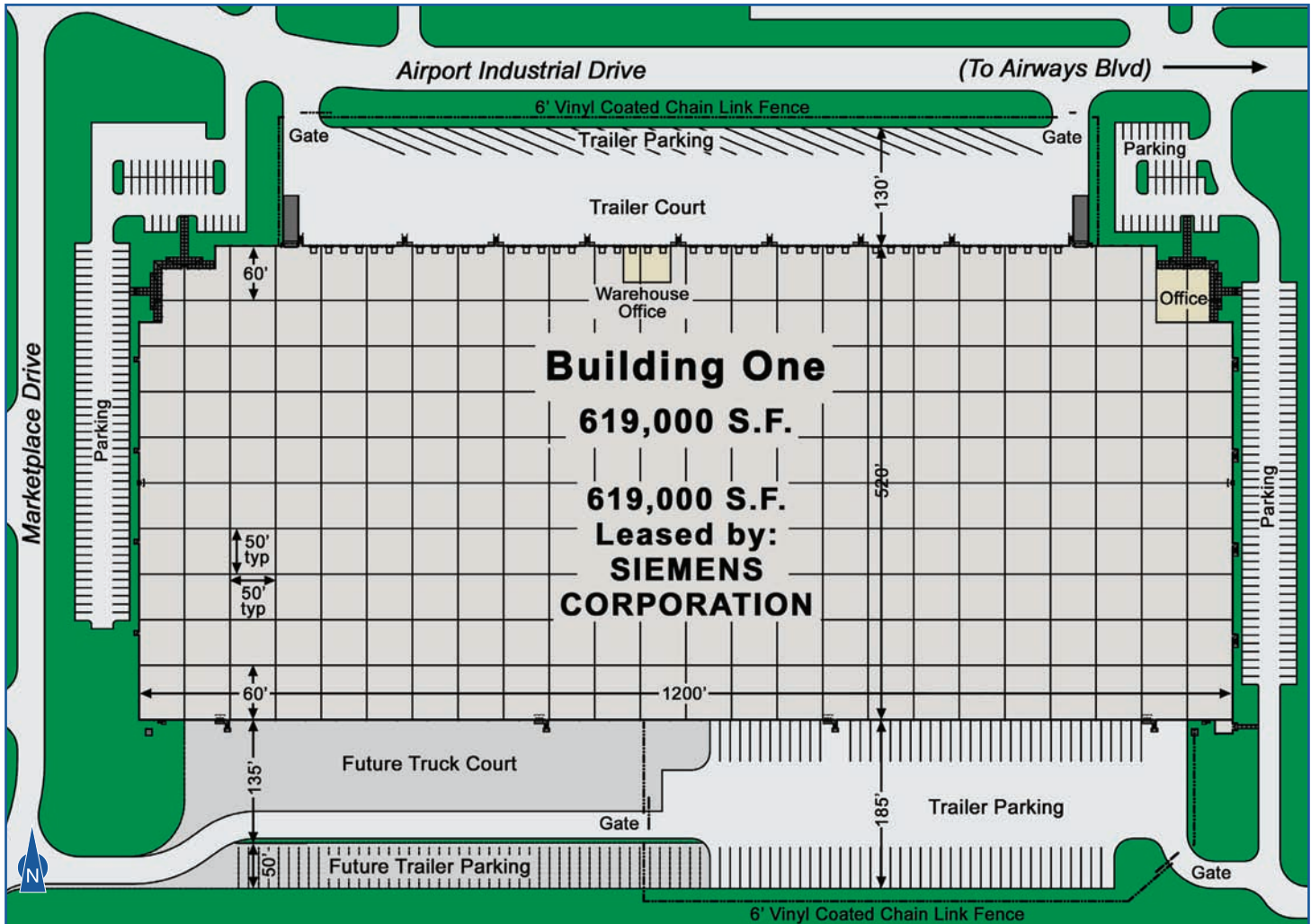
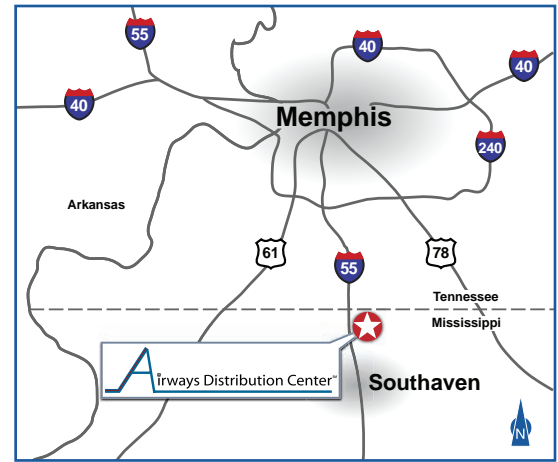
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Airways Distribution Center

BUILDING ONE
 101 Airport Industrial Drive
 Southaven, Mississippi



Building Features:

- 32' Clear Height
- ESFR Sprinkler
- EPDM Roof with R-10 Insulation
- Completed in 2003
- Front Load or Cross-Dock Loading Available
- Ample Trailer Parking
- Fenced / Secure Truck Court
- 3 Air Changes per Hour
- 130' and 135' Truck Courts

Existing Improvements:

- 1,232 S.F. of Shipping Office Area
- Warehouse Lighting – 400 W Metal Halide; 30–35 Fc Average 36" tAff
- 26 Motorized Dock High Loading Doors, each with Hydraulic Dock Levelers, Bumpers, Seals and Dock Lights
- Knockout Panels for 40 More Dock High Doors
- 1 – Grade Level Drive-In Door (14' x 16')