

Executive Summary

For Sale or Lease

401 Industrial Drive



Property Summary

Sale Price:	\$795,000
Lease Price:	\$5.50/SF (NNN)
Lot Size:	2.76 Acres
Building Size:	13,187 SF
Grade Level Doors:	3
Dock High Doors:	1
Year Built:	1994
Zoning:	IND (Industrial District)

Property Overview

The Property could accommodate a number of industrial/distribution/light manufacturing businesses. It previously served as the Dr. Pepper Distribution Facility. The front of the building has a lobby and office spaces. There is ample warehouse space in the back of the property. The property has large roll-up doors with 4 docks; 3 grade level and 1 dock high. The gravel lay down yard is protected by cyclone fencing with two side by side gates and could be expanded, as the entire parcel is not fenced.

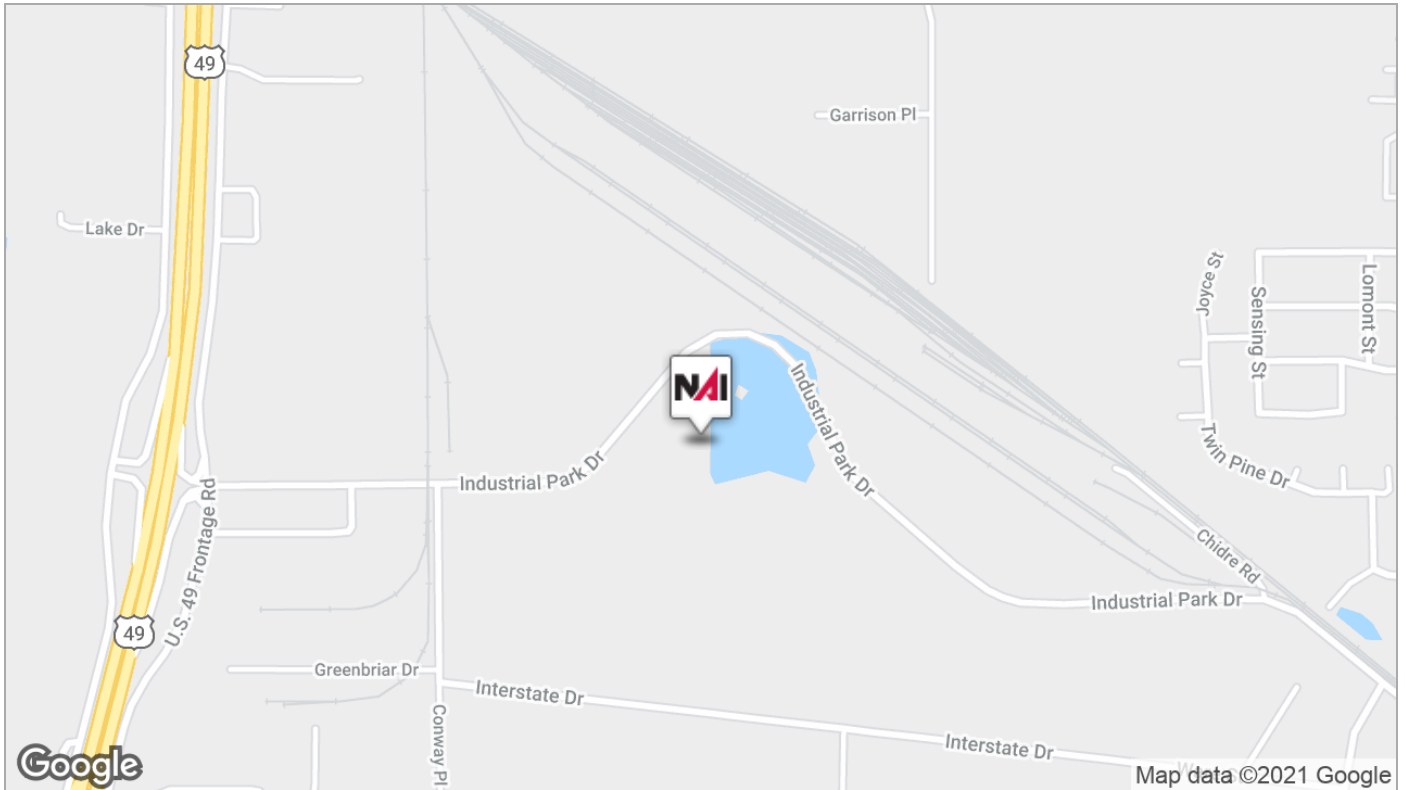
Location Overview

The Property is located in a prime industrial area just south of downtown Jackson, MS. It is surrounded by several thriving businesses like Kansas City Southern Railroad, UPS Freight Terminal, Southern Beverage Company, FedEx Freight Center, 84 Lumber, Sherwin-Williams and Siemens Industry. The property has easy access to Hwy 49, is less than 4 miles from both I-20 and I-55 and close to Evers International Airport.

Location Maps

For Sale or Lease

401 Industrial Drive



Additional Photos

For Sale or Lease

401 Industrial Drive





401 Industrial Park Drive

401 Industrial Park Drive, Richland, Mississippi 39218

Property Features

- Building: 13,187 SF
- Lot Size: 2.76 Acres
- Warehouse/Office Space
- 4 Docks; 3 Grade Level/1 Dock High
- Less than 4 miles from I-55 and I-20



For more information:

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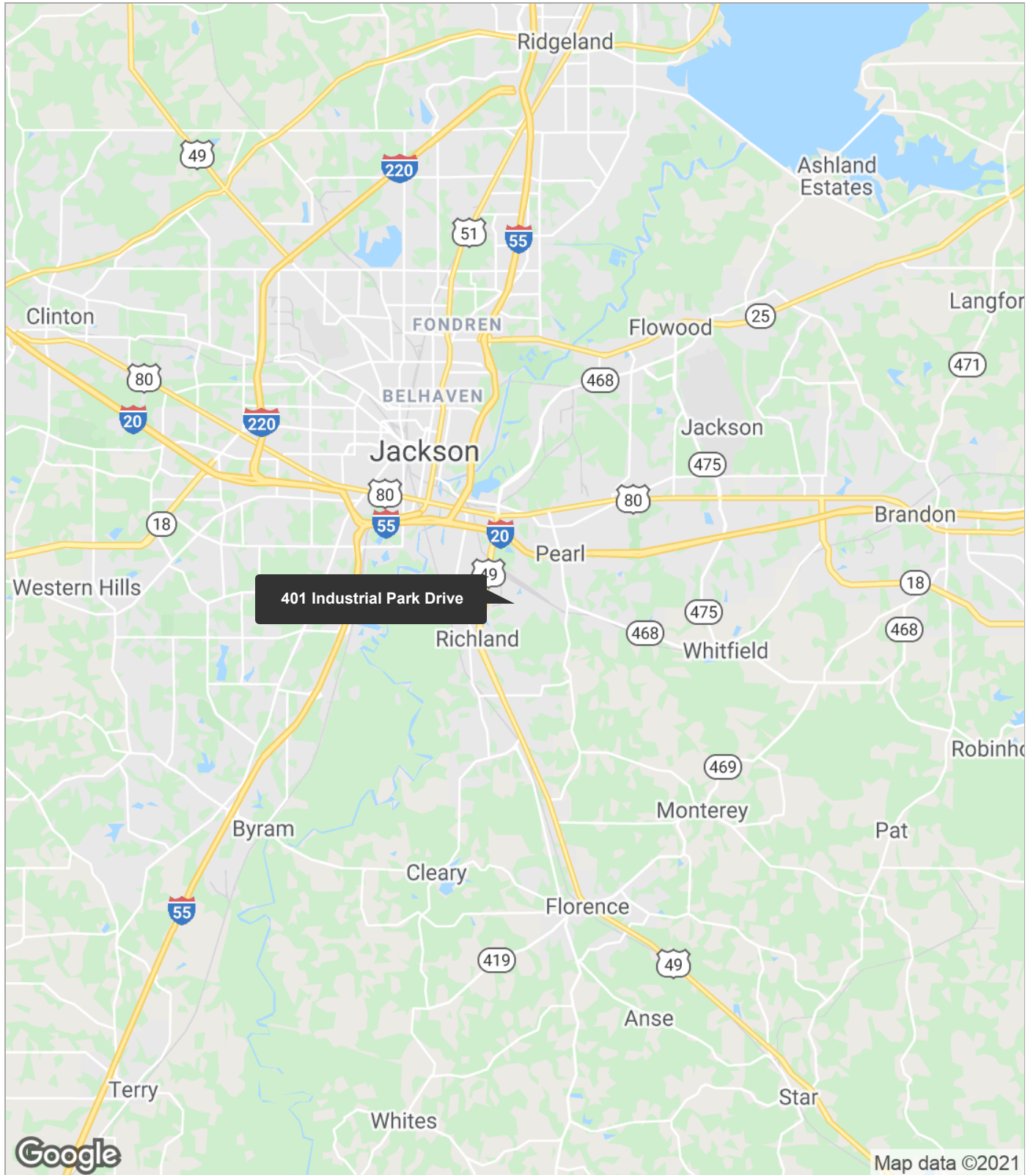
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Regional Map

For Sale or Lease

401 Industrial Drive



Aerial Map

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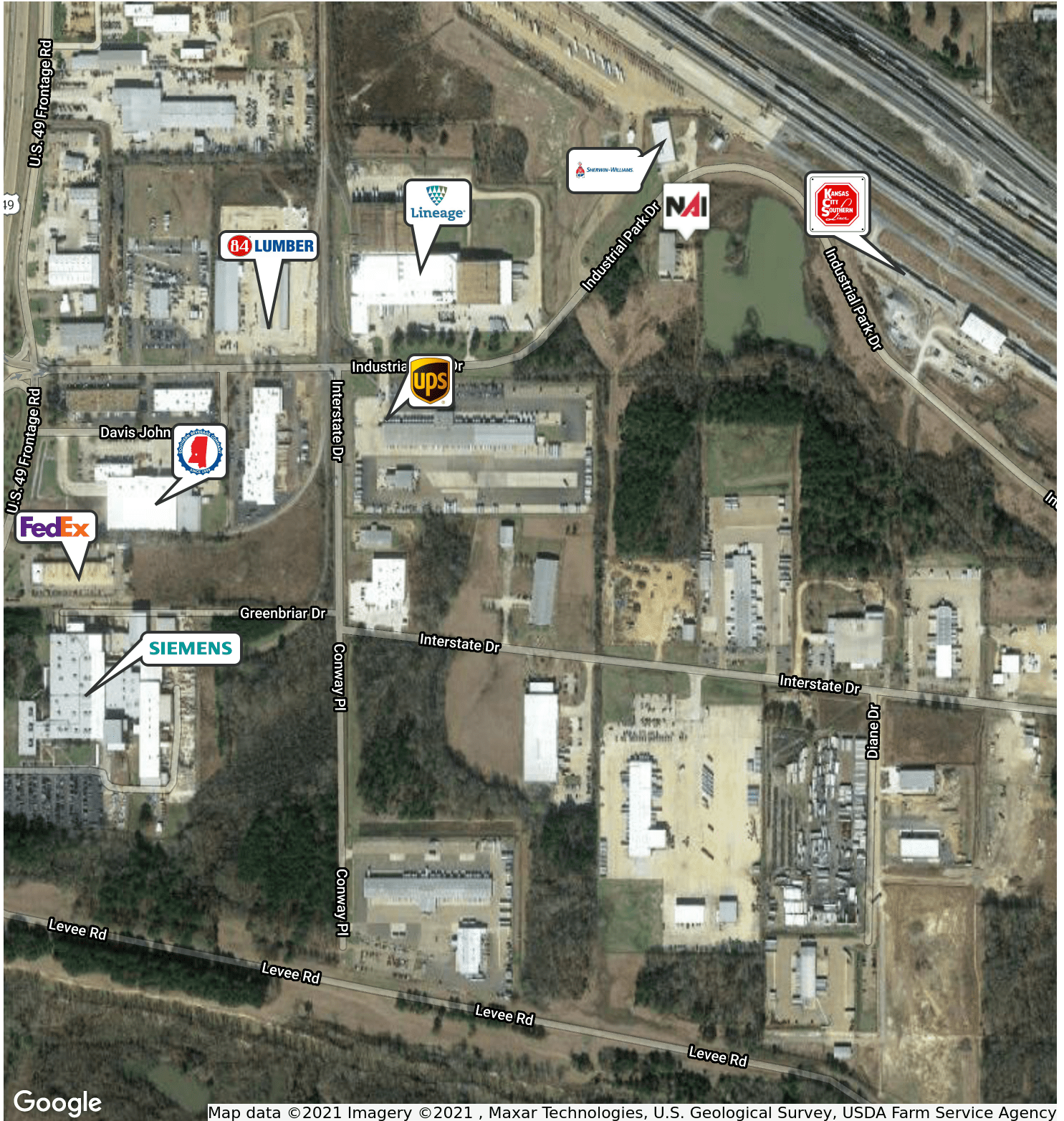
401 Industrial Drive



Retailer Map

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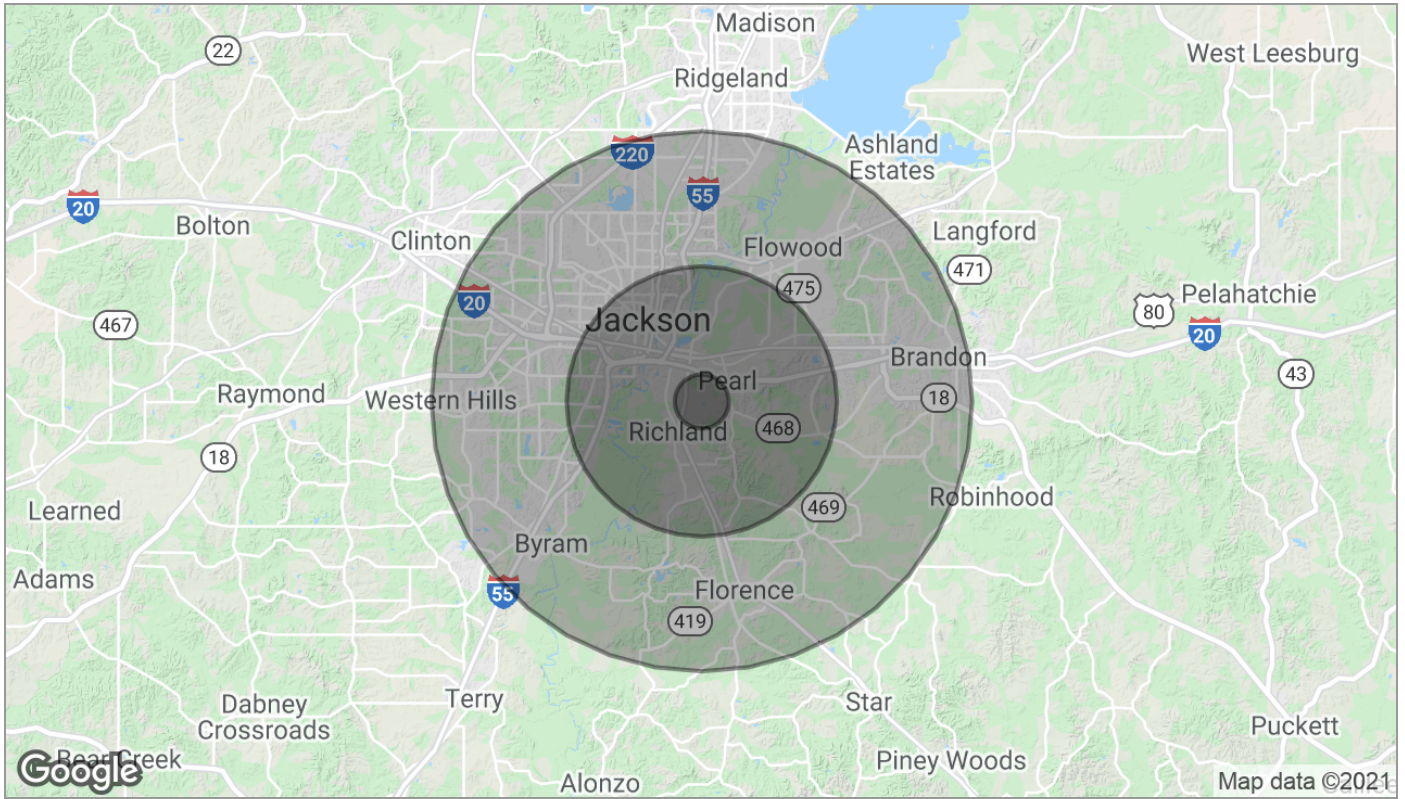
401 Industrial Drive



Demographics Map

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401 Industrial Drive



Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	824	31,304	202,923
MEDIAN AGE	32.3	33.1	32.6
MEDIAN AGE (MALE)	28.2	30.8	30.8
MEDIAN AGE (FEMALE)	38.3	36.1	34.1
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	293	11,355	72,307
# OF PERSONS PER HH	2.8	2.8	2.8
AVERAGE HH INCOME	\$54,267	\$53,828	\$51,787
AVERAGE HOUSE VALUE	\$119,368	\$124,269	\$142,345
Race	1 Mile	5 Miles	10 Miles
% WHITE	77.4%	65.3%	39.8%
% BLACK	18.3%	31.0%	58.0%
% ASIAN	1.1%	0.5%	0.6%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.0%	0.5%	0.2%
% OTHER	1.7%	1.8%	0.7%
Ethnicity	1 Mile	5 Miles	10 Miles
% HISPANIC	2.7%	3.3%	1.9%

* Demographic data derived from 2010 US Census