

FOR SALE OR LEASE

PINPOINT



PREMIER - MADISON COUNTY, MS - WAREHOUSE

123 WATFORD PARKWAY DRIVE, CANTON, MS 39046

For More Information

SAM COX, SIOR

601.586.3220

sam@pinpointcres.com

BB MITCHELL

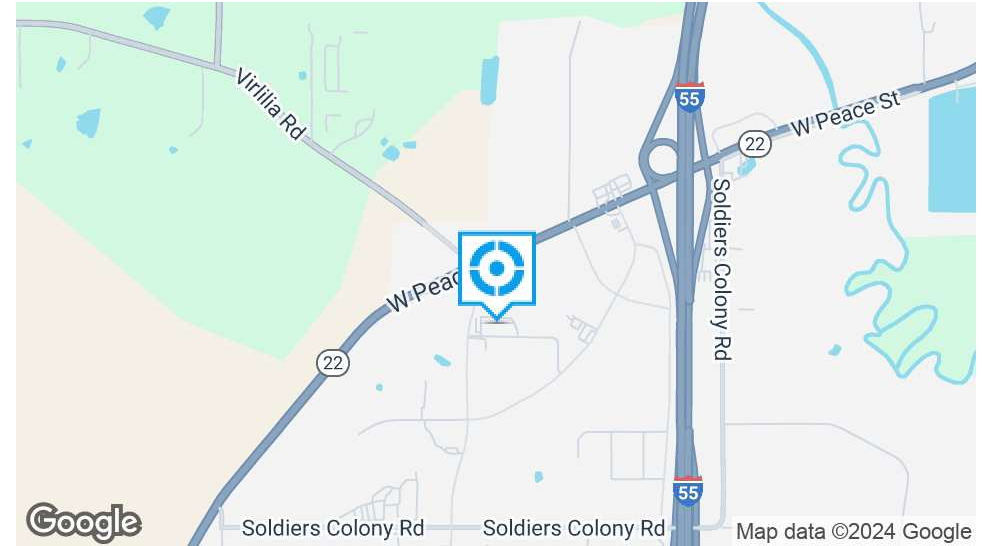
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212 DRAPERSON COURT | RIDGELAND, MS 39211 | 601.586.3220 | PINPOINTCRES.COM

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OFFERING SUMMARY

Sale Price:	Available Upon Request
Lease Rate:	Available Upon Request
Building Size:	43,650 SF
Lot Size:	6.59 Acres
Year Built:	1995
Zoning:	C-5
Market:	Madison County, MS
Submarket:	Canton - West

PROPERTY OVERVIEW

Pinpoint Commercial Real Estate is pleased to present 123 Watford Parkway Drive in Canton, MS available for Sale or Lease. This fully climatized building consists of 43,650 SF of improvements situated on a 6.59 acre site. The property boasts almost immediate access to the Canton MegaSite and a two (2) minute drive-time to Interstate 55. This clear span asset boasts some of the highest clear heights in the Jackson MSA at 38'. The building is equipped with three (3) dock high doors and three (3) grade level doors. For more information, please contact Pinpoint Commercial Real Estate at 601.586.3220

PROPERTY HIGHLIGHTS

- Madison County
- Almost Immediate access to Interstate 55 and the Canton Mega Site
- Fully Climatized Building
- Clear Span
- Clear height: 34' to 38'

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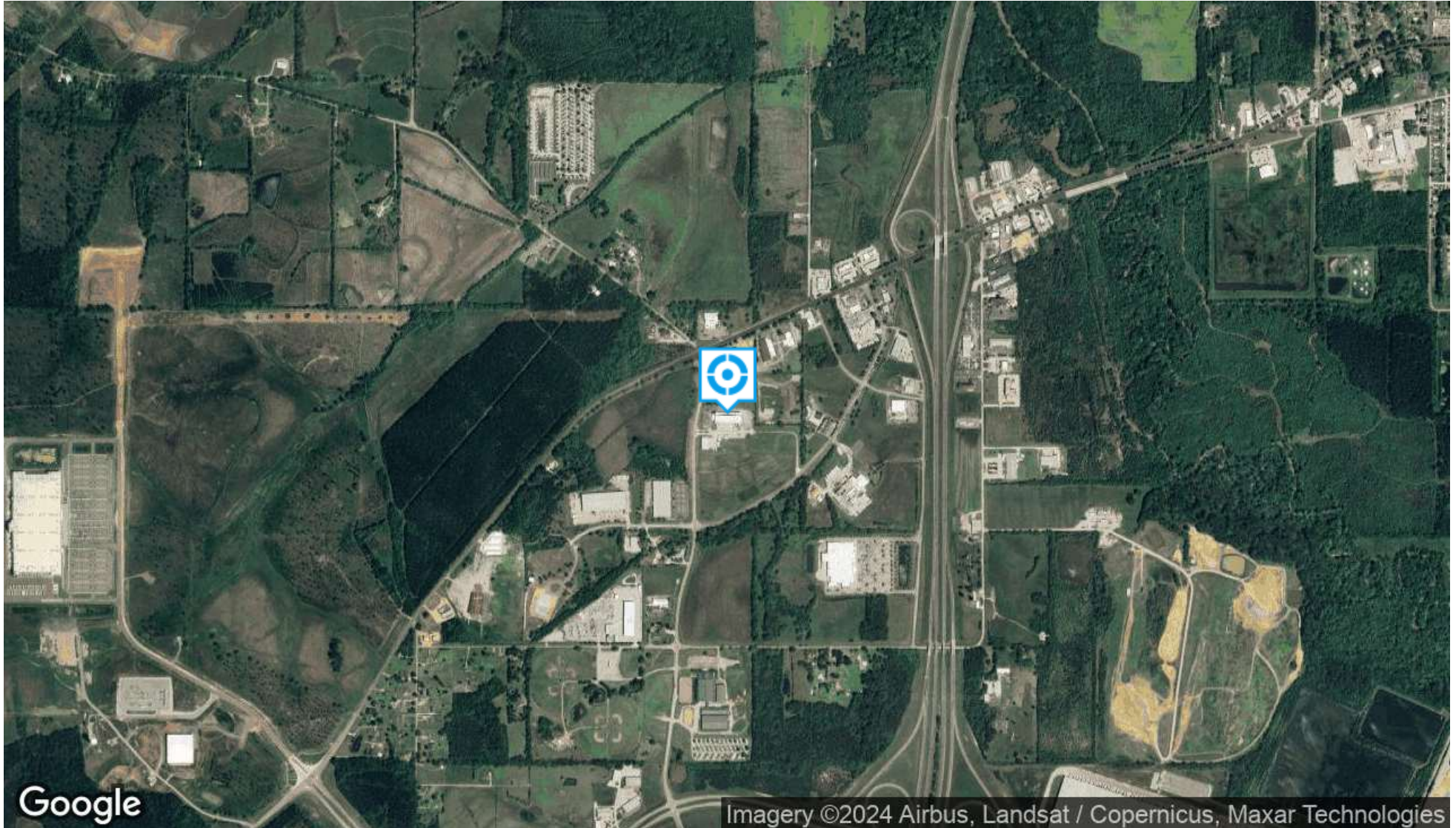
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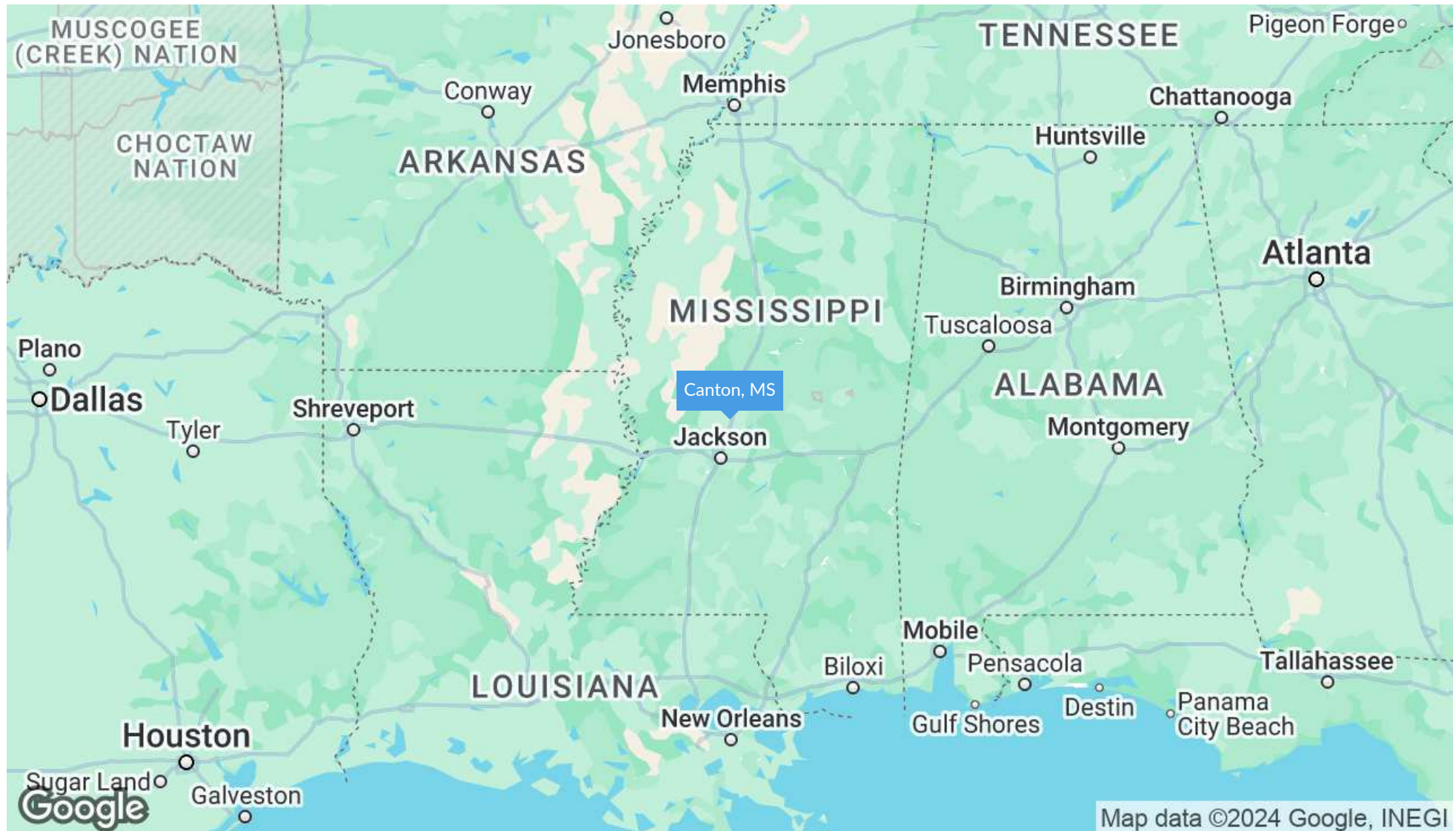
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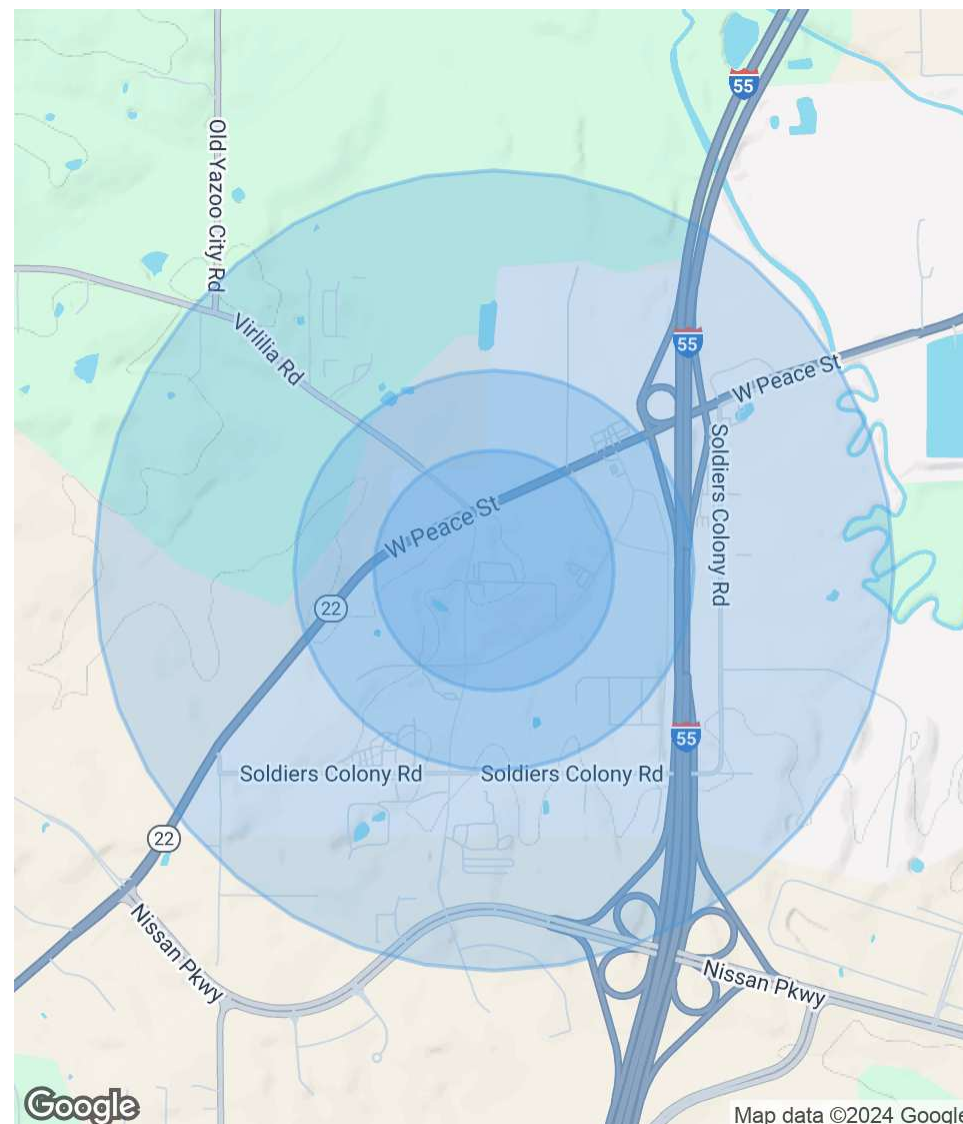
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1	4	83
Average Age	46	45	36
Average Age (Male)	45	43	36
Average Age (Female)	47	46	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	2	31
# of Persons per HH		2	2.7
Average HH Income	\$112,731	\$115,213	\$121,676
Average House Value	\$319,312	\$326,265	\$347,251

Demographics data derived from AlphaMap



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SAM COX, SIOR

President & Broker

sam@pinpointcres.com

Direct: 601.586.3220

PROFESSIONAL BACKGROUND

Sam is the founder and president of Pinpoint Commercial Real Estate. Sam has built a large portfolio of clients with a primary goal to exceed their expectation in a reputable and professional manner. Sam is one of Mississippi's top producers, having completed over 100 million in real estate transactions.

His specialties include occupancy solutions for Landlords, representing Tenants in complex lease transactions, advising clients on site selection, acquisition/disposition of income producing property, assisting special servicers/lenders with non-performing assets, build-to-suit's, & third-party asset management.

Sam's attention to detail and ability to solve problems help clients make better decisions related to their real estate needs. Sam has been fortunate to have gain the trust of local, regional and national developers that see the value Sam brings to the process. Sam is a member of St. Joesph's Catholic Church in Gluckstadt, MS.

EDUCATION

B.S. degree in Geological Engineering from the University of Mississippi

M.B.A. degree from Millsaps College

MEMBERSHIPS

Societv of Industrial and Office REALTORS (SIOR)

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BB MITCHELL

Vice President & Broker

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Direct: 601.586.3220 | Cell: 601.934.5008

PROFESSIONAL BACKGROUND

Ellis "BB" Mitchell is an Associate Broker at Pinpoint Commercial Real Estate, LLC. Since joining the real estate industry, BB has successfully completed over 100 transactions to date. BB advises and represents clients in asset classes that include industrial, office and retail. His core duties include landlord representation, site selection, lease analysis, lease and sublease negotiations, as well as acquisition and disposition of assets.

Prior to joining Pinpoint, BB worked as a leasing agent for Olymbec USA LLC in Memphis, TN. BB was in charge of the leasing for a portfolio that included over 8 million square feet of industrial, flex and retail space in the Memphis MSA.

Before Olymbec USA LLC, BB worked as an accountant for the Office of the State Treasurer in Jackson, MS. BB graduated from the University of Mississippi with a bachelor's degree of Accountancy and a minor in Real Estate. BB and his family attend Christ United Methodist Church in Jackson, MS.

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