

501

DENIM WAY



CBRE

AVAILABLE

Where Logistics Meet Location

Ready for **immediate occupancy**, offering an outstanding opportunity for companies seeking manufacturing and large-scale distribution space in a strategic and highly visible location at the I-55 / Gluckstadt Interchange



Property Overview



WAREHOUSE	±739,808
OFFICE	±46,654 SF
CAFETERIA	±3,553 SF
MEZZANINE	±167,499 SF
LOT SIZE	±49 Acres
CEILING HEIGHTS	
WAREHOUSE	30' TO 50'
MEZZANINE	15' minimum
OFFICE	10'
TRUCK LOADING	
RECEIVING DOCK DOORS	23 on South wall 2 - 8' x 12'
SHIPPING DOCK DOORS	22 on North wall 43 - 8' x 10'
SPRINKLER SYSTEM	Wet
PARKING	
NO. OF SPACES	415
TYPE	Asphalt paved and marked
LIGHTED	Yes



Central us
distribution center
opportunity



30' To 50'
clear heights



100% Climate
controlled
facility

Property Details



Original Building	
ELEVATED SORTING MEZZANINE CAPACITY	<ul style="list-style-type: none"> Poured concrete slab on corrugated steel deck, joist, and girders. Livload capacity of 115 pounds per square foot (PSF)
CLEAR HEIGHT BENEATH	15'-0" Min. to 18'-2½" to TOJ
CLEAR HEIGHT ABOVE	15'-0" Min. to 18'-3 to TOJ
Expansion Building	
FLOOR ABOVE BASEMENT - SUSPENDED CONCRETE SLAB AREA	<ul style="list-style-type: none"> Typically, 12" Slab, #6 rebar at 12" o.c. each way, top and bottom – reinforcing at column lines. Some areas of 8 3/8" deep steel removable floor weldments Livload capacity of 125 Pounds per Square Foot (PSF) – Likely more in reality but this is what the Design Criteria says The suspended slab could be braced down to the 2'-6" thick basement pit footing with discreet columns and waler beams
Column Spacing	
DIMENSIONS	W 10 x 33 and W 13' x 24' x 50'
SPACING	40' x 32'
Power	
SOURCE	Entergy
PRIMARY	480 Volts 3 Phase
TRANSFORMERS	5 - 2500 KVA - oil cooled outside
SECONDARY	480/120 3 phase
Heat/AC	
AC	Two (2), two-cell Marley cooling towers
PACKAGE UNITS	(22) 80-ton package units
ROOFTOP UNITS	(9) 7.5-ton rooftop units and (3) 25-ton rooftop units
HEAT	Boiler System (Cleaver Brooks System)
Sprinklers	
TYPE	Wet type throughout the facility Fed with an 8" supply pipe with 18" main branched into six zones in plant
Lighting	
TYPE	<ul style="list-style-type: none"> 4' (4) lamp lay-in haldine 277V 1,867 4' lay-in fixtures 1,957 metal haldine
APPROXIMATE NO. OF FIXTURES	Currently replacing all 4' with LED lights (70% complete)



Property Details

Continued

Alarm System	
DETAIL	FCI Fire Control monitored by Guardsmark and Global Sector
Truck Loading	
LOCATION	<ul style="list-style-type: none">• 23 Receiving dock doors on South wall• 2 - 8' x 12'• 22 Shipping dock doors on North wall• 43 - 8' x 10'

Air Compressor	
# OF COMPRESSORS	3
H.P. OF EACH	1 at 150, 2 at 200
NUMBER OF DRYERS	2
Telephone	
SUPPLIER	AT&T
Garbage	
SUPPLIER	Republic Services
Fire Safety	
NEAREST FIRE HYDRANTS	50 to 100' from the front of the facility

Site Plan



SEVERE WEATHER
SHELTER AREA



FIRE EXTINGUISHER



SAFE ROOM



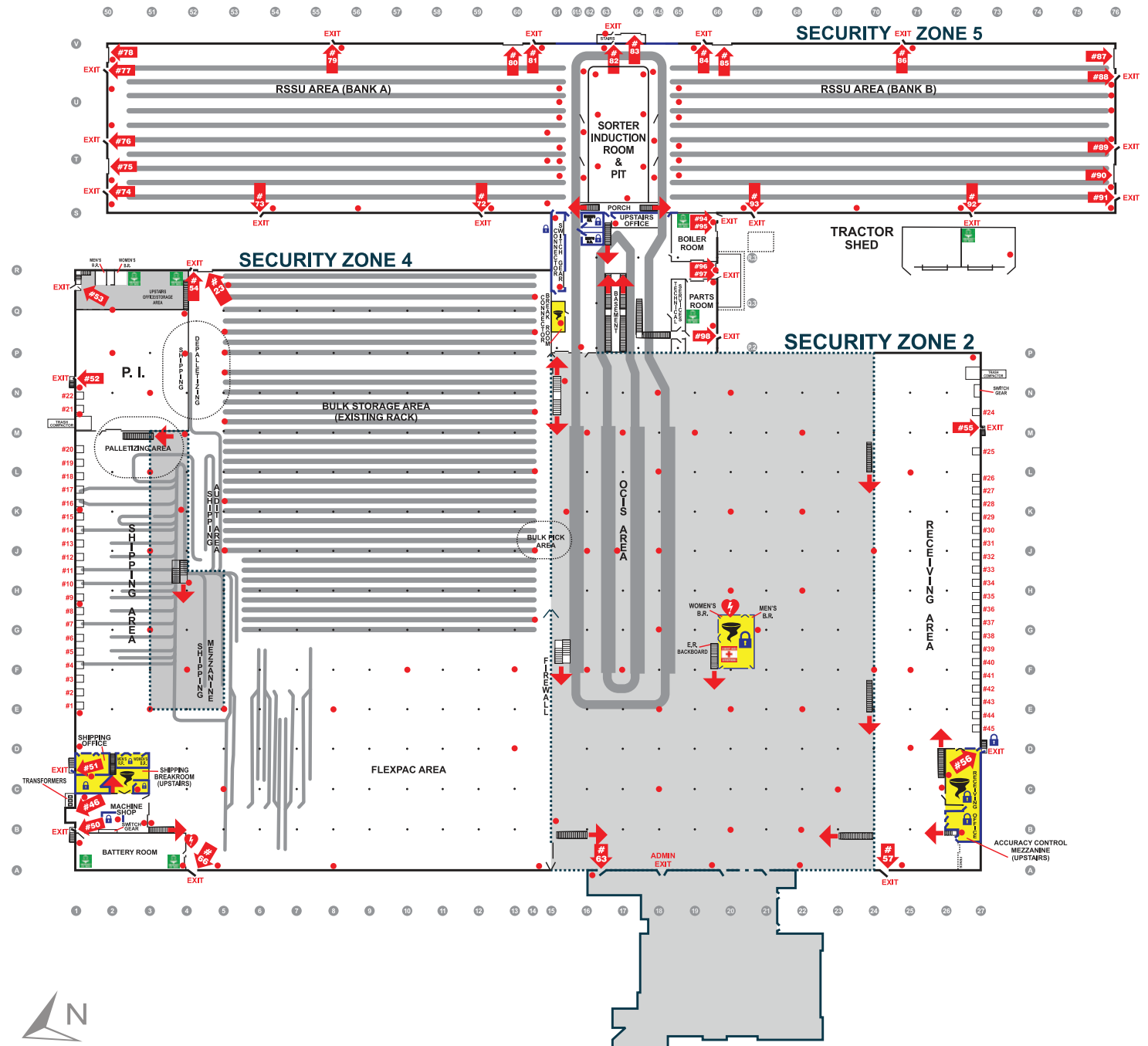
AUTOMATIC EMERGENCY
DEFIBRILLATOR



EMERGENCY EYE
WASH STATION



FIRST AID STATION



Mezzanine & Office



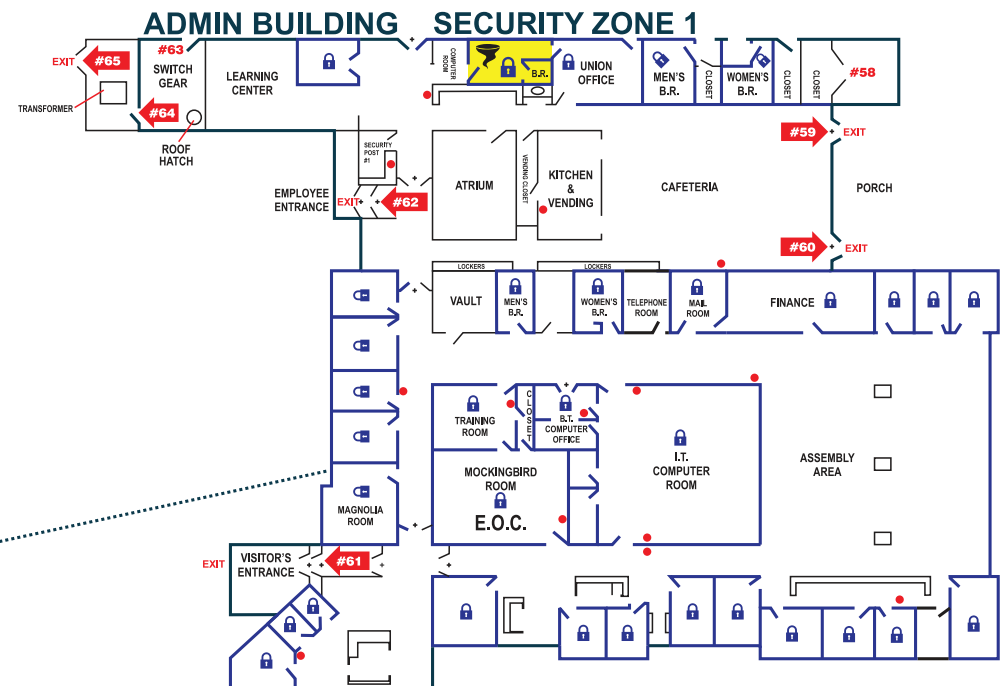
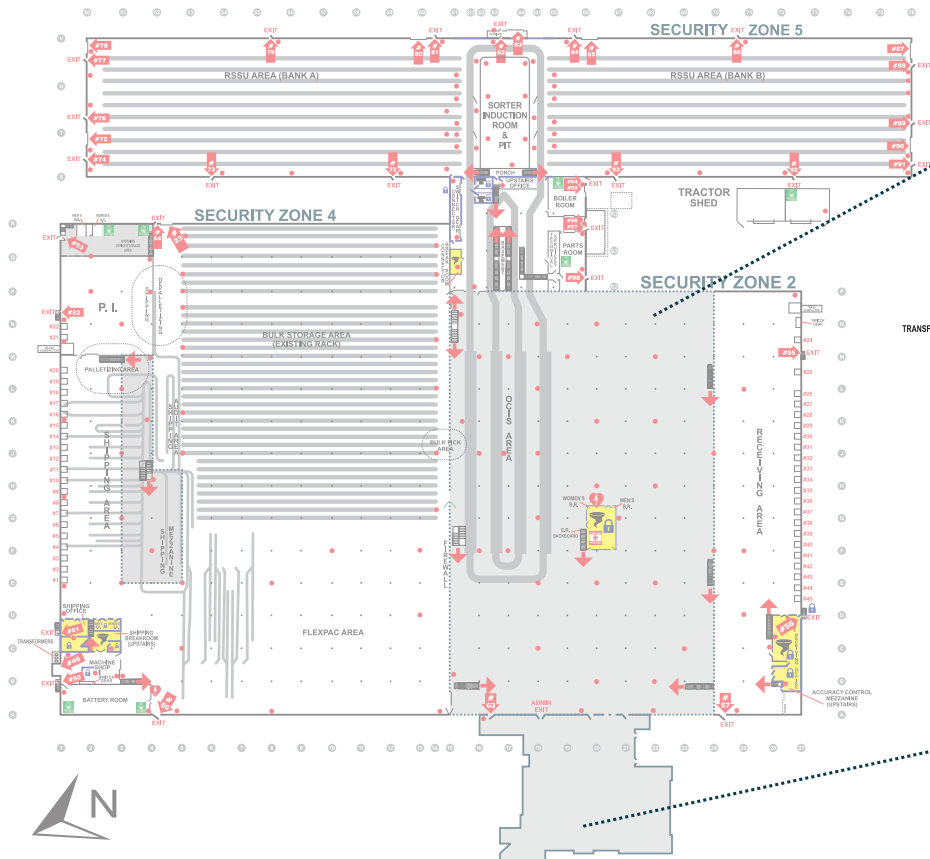
SEVERE WEATHER
SHELTER AREA



SAFE ROOM



FIRE EXTINGUISHER





enterprise

MADISON COUNTY
**SPORTS
ZONE**

DeBeukelaer

NUCOR

**Westlake
Chemical**

STORAGE DEPOT

**STEAK
ESCAPE**
SANDWICH GRILL

**SMOOTHIE
KING**

GLUCKSTADT ROAD

faurecia

Krystal

CardinalHealth™

ABS
ALCOHOL BEVERAGE SERVICES

Industrial Boulevard

Canadian National Railway

Gluckstadt Road

Wendy's

Weisenberger Road

501
DENIM WAY

SONIC

**BURGER
KING**

POT & PADDLE
JAMBALAYA KITCHEN

**SHERWIN
WILLIAMS**

STORAGE MAX

GOSHINE
EXPRESS CAR WASH

SMALLCAKES
Bakery

Snow Crystals

DEPENDABLE
RV Services

SASC Inc.

**AMERICAN
PACKAGING
CORPORATION**

BEST ATHLETICS

**BICYCLE
REVOLUTION**

CAMPER CORRAL

Majestic Metals

Vertex

Industrial Drive South

Parkway East

INTERSTATE
55

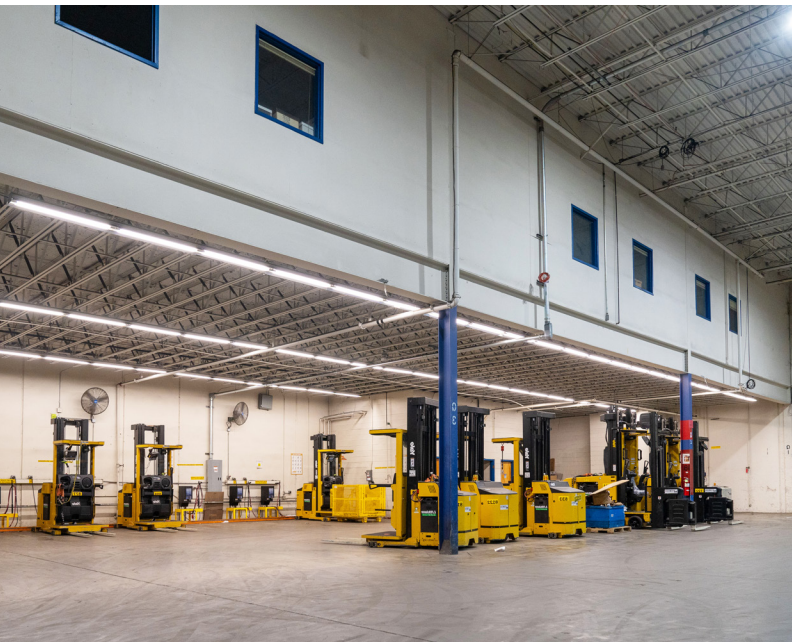
51
Nearby
Amenities



Jackson MSA Overview

Located midway between Memphis and New Orleans, Atlanta and Dallas, the city of Jackson known as the “crossroads of the south” has positioned itself as a regional center for commerce, culture, government, healthcare, and education. Jackson is the most populated, urbanized area in Mississippi and continues to rank among Forbes magazine’s Top 100 places in the country to do business. Metro Jackson has a population of approximately 600,000 people, Jackson, the hub for the state’s government, education, and healthcare, boasts seven (7) colleges and junior colleges, and thirteen (13) hospitals, including the nationally renowned University of Mississippi Medical Center. Local residents also enjoy a strong housing market that is among the most affordable in the country.

The local economy also benefits from the state’s success in attracting and supporting businesses that service the auto manufacturing, telecommunications, banking, and gaming industries. 501 Denim Way is strategically located in fast growing Madison, Mississippi. The \$ 1.4 billion Nissan Motor Company facility also located in Madison County is located within five miles and employs approximately 6,400 workers. In addition, the newly constructed three million square foot Amazon Fulfillment Center and related \$ 10 billion data center construction sites in Canton and Ridgeland are within nine miles.



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501
DENIM WAY

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