

For Sale or Lease — Price Reduced
50,000 SF Class “A” Warehouse Facility
Brandon, MS



Location:

- 301 E. Metro Parkway,
Rankin First Industrial Park—adjoins General
Motors Parts Depot
- 16 Acre Site

Previous Tenant:

- Lanter Delivery Service

Construction:

- Clear Span Steel Frame, Metal Roof, Concrete
Block Construction
- Ceiling Height: 28 ft.

Warehouse Specs:

- Fire sprinklers
- 18— 8' x 9' Dock Doors w / Manual Load
Levelers
- 6 Large Vent Fans
- 10 Gas Heaters
- Large paved, Truck & Trailer parking areas.

Office Specs:

- 2,250 SF heated and Cooled Office Area
- 2—Restrooms
- Breakroom
- 2 Large multi-workstation Offices
- Manager's Office

2016 Property Taxes: \$32,305

For Sale New List Price: \$3,250,000

New Lease Price: \$6.00 / SF- NNN

Easy Access to I-20 at West Brandon Interchange

Available April 1, 2018

***For additional information or to arrange a site
visit, please contact Bill Cook, CCIM, SIOR
601-981-1500: Office / 601-260-0753: cell***

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