



**135 INDUSTRIAL DRIVE NORTH
MADISON, MS 39110**



**NNN LEASED INDUSTRIAL INVESTMENT OPPORTUNITY
59,473 RSF • 5.03 ACRES • 100% OCCUPANCY**

PINPOINT

OFFERING SUMMARY

- Tenant: DSV
- <https://www.dsv.com/en-us/>
- Tenancy: Single
- Tenant Credit: A-/A3
- Occupancy: 100%
- Building Size: 59,473 SF
- Lot Size: 5.03 Acres
- Zoning: I-1
- Submarket: Gluckstadt

PROPERTY HIGHLIGHTS

- Square Footage: 59,473 RSF
- Fully Climatized Warehouse Building
- 7 Dock-High Doors
- 1 Grade-Level Door
- 10 Minute Drive-Time to AWS (\$20 Billion Dollar Development)
- Close proximity to Amazon.com (JANI), Nissan North America, Tower Automotive, and a plethora of National Industrial Users

RECENT IMPROVEMENTS

- Renovated Office Area
- New Bathrooms (Office & Warehouse)
- New LED Lighting in Warehouse
- Three (3) New Dock High Doors
- New Exterior Fencing
- Parking Lot Resurface and Striping
- Removal of Interior Demising Walls

LEASE INFORMATION

- Net Operating Income: \$505,520.60
- Lease Commencement: Q2 2026
- Lease Term: 5 years
- Lease Type: Triple Net (NNN)
- Base Rent Escalations: 3% Annually
- Tenant: <https://www.dsv.com/en-us/>



INVESTMENT OFFERING

Pinpoint Commercial Real Estate, LLC, as exclusive broker, is pleased to present the opportunity to acquire the DSV Warehouse and Distribution Facility, a 59,473 square foot single-tenant, mission critical warehousing facility which is 100% leased on a NNN basis. This Fully Climatized Asset is strategically positioned just off Interstate-55 and boasts a 10-Minute Drive-Time to the \$20 Billion Dollar AWS Development in Canton, MS



135 INDUSTRIAL PARK DRIVE
MADISON, MS 39110

For more information, please contact us:

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PROPERTY SPECIFICATIONS

Building Size	59,473 RSF
Lot Size	5.03 acres
Zoning	I-1
Year Built	2004
Dock-High Doors	7
Grade-Level Doors	1
HVAC	Fully Climatized Building
Submarket	Gluckstadt



TENANT HIGHLIGHTS:



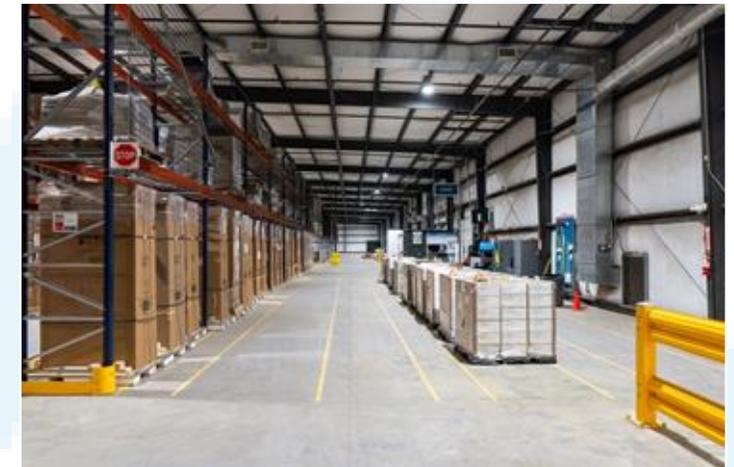
With over 160,000 employees, DSV is a leading global transport and logistics company with operations in over 80 countries and a comprehensive service offering that spans road, air, sea and contract logistics.

As one of the largest companies in the logistics industry, DSV serves a diversified base of blue-chip customers across sectors such as retail, automotive, technology, healthcare and plethora of industrial uses. The company is publicly listed and has a long track record of growth through strategic acquisitions, network expansion and continuous optimization of its supply chain solutions and services.

Its scale, brand recognition, and integrated global network position it as a mission-critical logistics partner to many of the world's leading firms.



Tenancy	Single
Occupancy	100%
Lease Term	5 years
Lease Type	Triple Net (NNN)
Base Escalations	3% annually





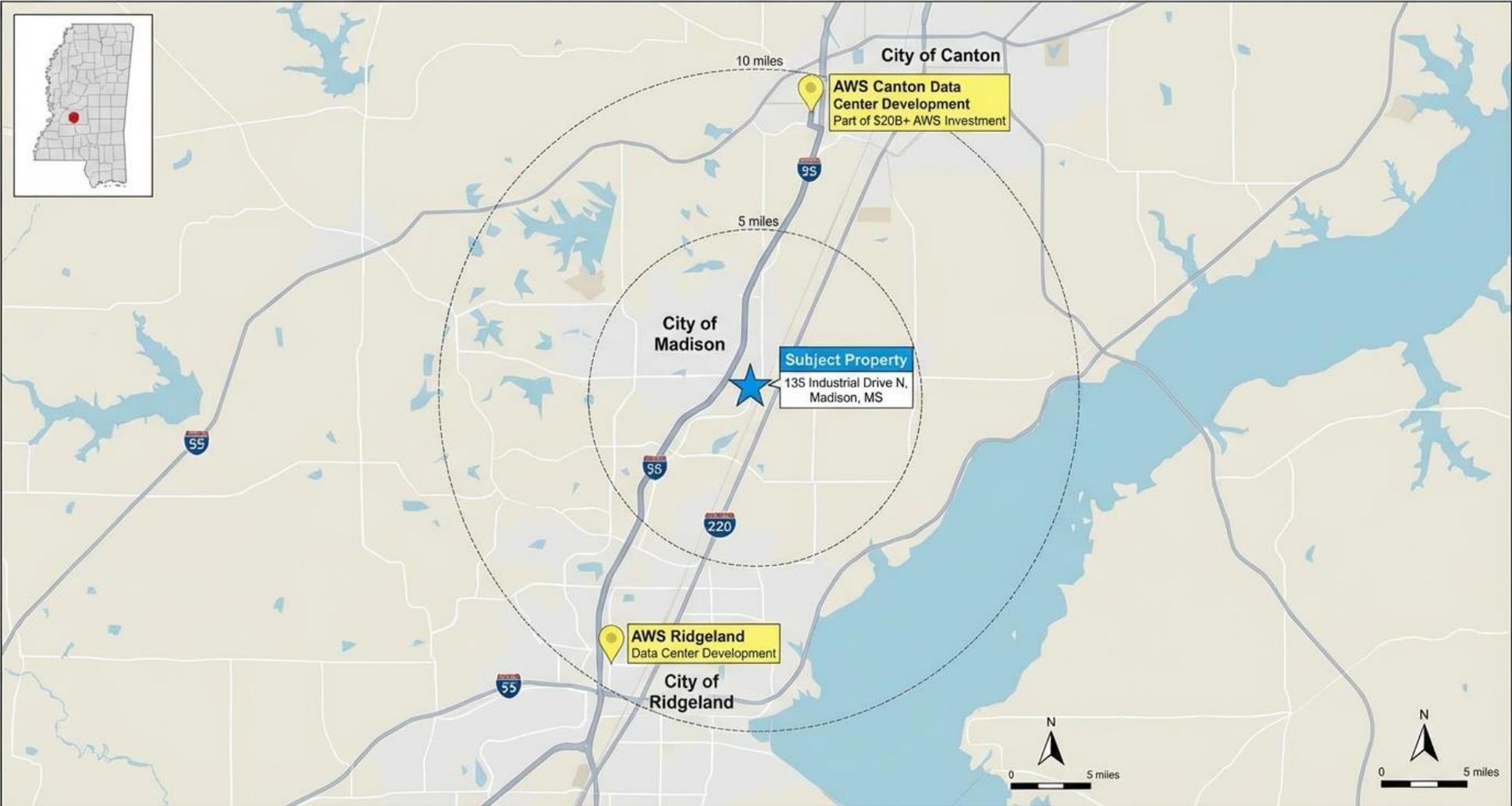
Mission-Critical Facility - AWS

135 Industrial Drive serves as a Mission-Critical facility for DSV and their client, Amazon Web Services (AWS).

Along with functionality, the facilities strategic positioning between the Ridgeland and Canton AWS Data Center Campuses has provided an ideal scenario for DSV to receive, house and distribute essential equipment to the campuses efficiently and cost effectively.



Regional Map: Subject Property & AWS Data Center Developments



AWS-Powered Growth Engine: Madison County Mega Site's \$20 Billion+ Cloud Infrastructure Boom

The Madison County Mega Site, home to Amazon Web Services' (AWS) planned multi-billion-dollar data center developments in Ridgeland and Madison, represents one of the most transformative economic catalysts in Mississippi's history, with a projected impact exceeding \$20 billion.

Strategically positioned with robust infrastructure, reliable utilities, and excellent regional connectivity, the Mega Site has attracted AWS as a long-term anchor whose high-capital, mission-critical facilities typically drive sustained demand for surrounding commercial, industrial, and service-oriented real estate.

The AWS presence is expected to generate significant job creation (both direct and indirect), infrastructure upgrades, and sustained tax revenue growth, reinforcing Madison County's position as a regional technology and innovation hub.

For investors, proximity to this hyperscale data center cluster enhances the long-term value proposition of nearby real estate, as global cloud and technology tenants tend to attract complementary users, accelerate development timelines, and underpin strong occupancy fundamentals in adjacent commercial properties.



Total Economic Impact	\$20+ billion
Primary User	Amazon Web Services (AWS)
Location Focus	Ridgeland & Madison, Madison County, MS
Project Type	Hyperscale cloud/data center developments
Key Real Estate Advantage	Long-term, tech-driven demand generator

Jackson, Mississippi MSA: The State's Premier Government, Healthcare, and Growth Corridor

The Jackson, Mississippi MSA—anchored by the state capital and encompassing Hinds, Madison, and Rankin counties—is the largest economic, governmental, and healthcare hub in Mississippi, with a regional population of roughly 600,000.

The metro benefits from its central location at the crossroads of I-55 and I-20, strong rail connectivity, and Jackson–Medgar Wiley Evers International Airport, supporting distribution, manufacturing, and professional services.

Major employment drivers include state government, higher education (Jackson State University, Belhaven, Millsaps), and a growing healthcare and medical research cluster led by the University of Mississippi Medical Center.

Submarkets such as Madison and Rankin counties have experienced sustained residential and commercial growth, driven by favorable demographics, strong school systems, and rising household incomes.

Together, these dynamics underpin a diversified and stable regional economy that continues to attract institutional, industrial, and retail investment across the MSA.

MSA Population	~600,000 residents
Core Counties	Hinds, Madison, Rankin
Key Transportation Links	I-55, I-20, rail, Jackson–Medgar Wiley Evers Int'l Airport
Primary Economic Drivers	State government, healthcare, higher education
Growth Submarkets	Madison & Rankin counties (higher incomes, new housing & retail)



Madison County, Mississippi: High-Income, High-Growth Submarket within the Jackson MSA

Madison County, located just north of Jackson, is one of Mississippi's most affluent and fastest-growing counties, characterized by strong demographics and sustained residential and commercial expansion.

The county has a population of roughly 110,000–115,000 residents, with continued positive net migration driven by high-performing school districts, new housing communities, and quality-of-life amenities.

Madison County consistently ranks among the top Mississippi counties for median household income—well above state and national averages—supported by a professional, managerial, and healthcare-oriented employment base.

Household growth has fueled robust demand for retail, services, and modern industrial space, while corporate investment—including large-scale technology and logistics users—has reinforced the county's reputation as a premier, business-friendly submarket within the Jackson MSA.

Madison, MS Population	~110,000–115,000 residents
10-Year Population Growth	~17% increase (2013–2023)
Median Household Income	~\$86,000 (vs. MS state average ~\$55,000)
Bachelor's Degree or Higher	~46% of residents age 25+
Median Home Value	~\$285,000





VPD: 69,000





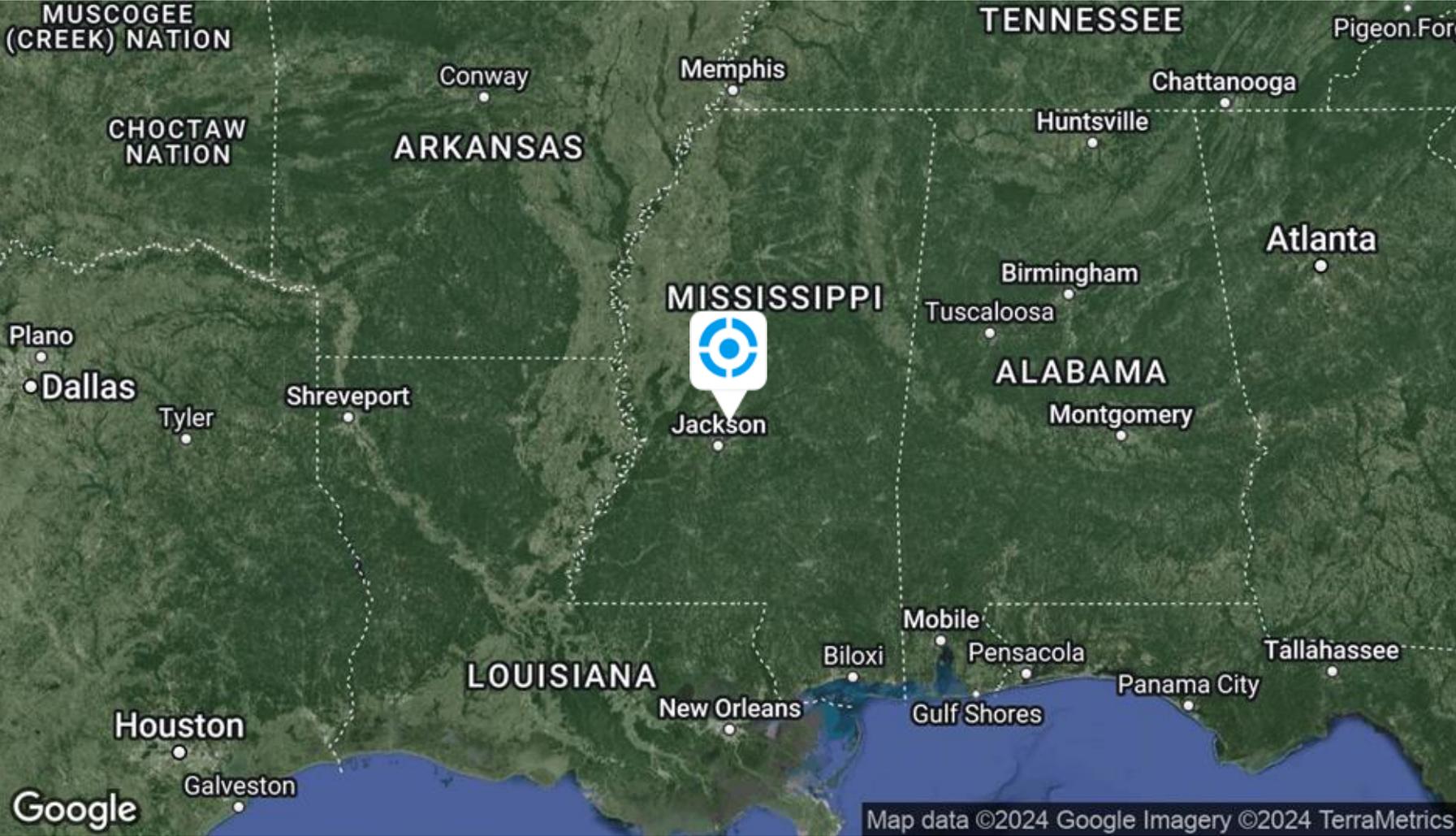


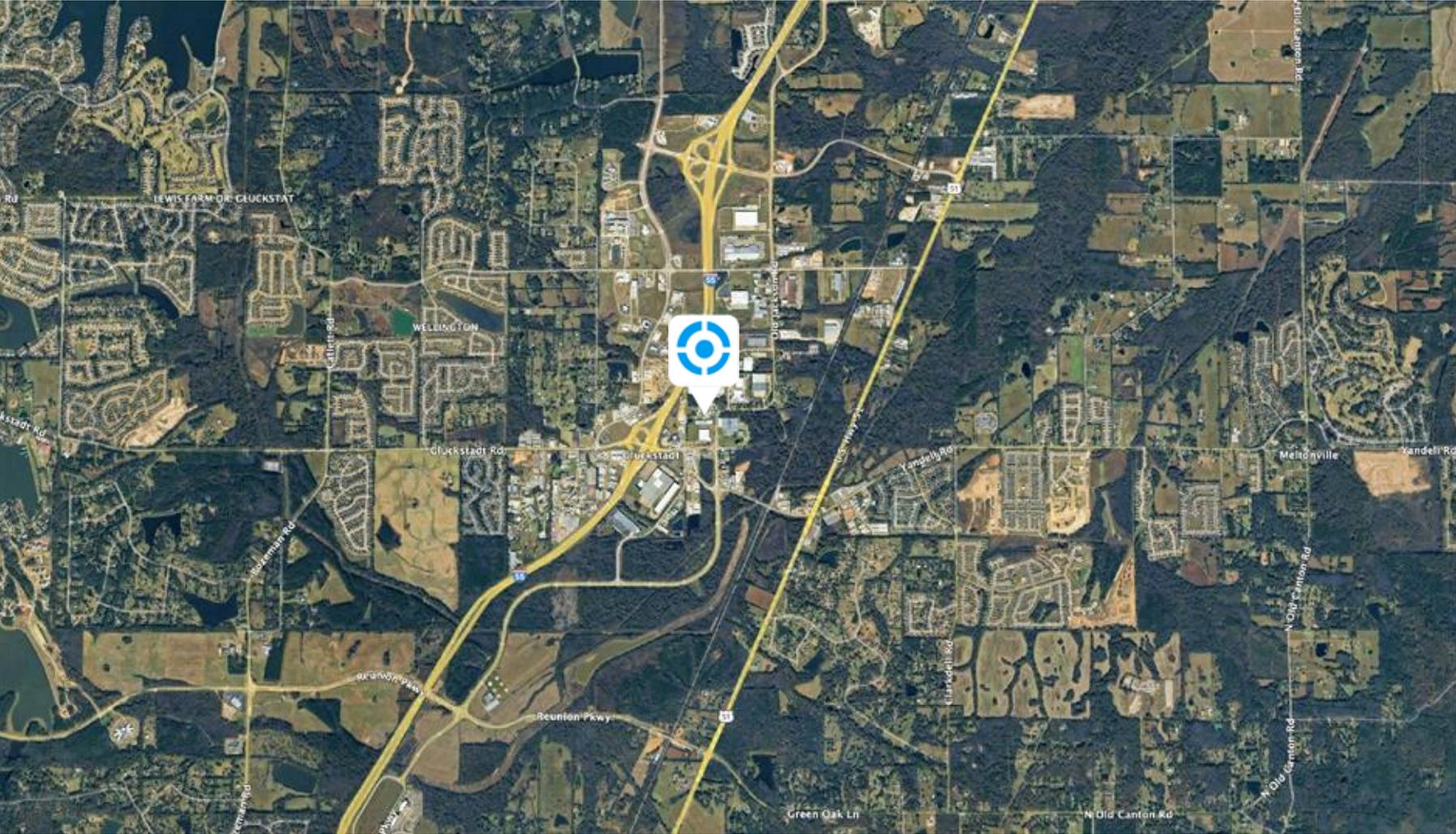












PROFESSIONAL BACKGROUND

BB Mitchell is Vice President at Pinpoint Commercial Real Estate. With 200+ completed transactions totaling over \$320 Million, BB is a trusted expert in industrial, office, medical and retail real estate. He specializes in landlord representation and tenant representation, investment sales, user acquisitions/dispositions and occupier solutions.

BB recently obtained his CCIM (Certified Commercial Investment Member) Designation.

Before joining Pinpoint, BB managed a portfolio of 8 million+ square feet as a leasing agent for Olymbec USA LLC in Memphis. He also worked as an accountant for the Mississippi State Treasurer's office. BB holds a bachelor's degree in Accountancy and a minor in Real Estate from the University of Mississippi. BB and His Family attend Christ United Methodist Church in Jackson, MS.



Ellis "BB" Mitchell, CCIM

Vice President & Broker

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Direct: 601.586.3220 Cell:

601.934.5008



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 500 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-suits, & 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

Society of Industrial and Office REALTORS (SIOR)

Mississippi Commercial Association of REALTORS (MCAR)

International Council of Shopping Centers (ICSC)

Urban Land Institute (ULI)



WORKING WITH A REAL ESTATE BROKER

****THIS IS NOT A LEGALLY BINDING CONTRACT****
GENERAL

Approved 01/2003 By
MS Real Estate Commission
P. O. Box 12685
Jackson, MS 39232

Before you begin working with any real estate agent, you should know whom the agent represents in the transaction. Mississippi real estate licensees are required to disclose which party they represent in a transaction and to allow a party the right to choose or refuse among the various agency relationships.

There are several types of relationships that are possible and you should understand these at the time a broker or salesperson provides specific assistance to you in a real estate transaction.

The purpose of the Agency Disclosure is to document an acknowledgement that the consumer has been informed of various agency relationships, which are available in a real estate transaction.

For the purpose of this disclosure, the term seller and/or buyer will also include those other acts specified in Section 73-35-3 (1), of the Miss. Code, "...list, sell, purchase, exchange, rent, lease, manage, or auction any real estate, or the improvements thereon including options."

SELLER'S AGENT

A seller can enter into a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the seller in finding a buyer for his property. A licensee who is engaged by and acts as the agent of the Seller only is known as a Seller's Agent. A Seller's agent has the following duties and obligations:

To the Seller:

- *The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting and the duty to use skill, care and diligence.

To the Buyer and Seller:

- *A duty of honesty and fair dealing.
- *A duty to disclose all facts known to the Seller's agent materially affecting the value of the property, which are not known to, or readily observable by, the parties in a transaction.

BUYER'S AGENT

A buyer may contract with an agent or firm to represent him/her. A licensee who is engaged by and acts as the agent of the Buyer only is known as the Buyer's Agent.

If a Buyer wants an agent to represent him in purchasing a property, the buyer can enter into a Buyer's Agency Agreement with the agent. A Buyer's Agent has the following duties and obligations:

To the Buyer:

- * The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting and the duty to use skill, care and diligence.

To the Seller and Buyer:

- * A duty of honesty and fair dealing.

DISCLOSED DUAL AGENT

A real estate agent or firm may represent more than one party in the same transaction. A Disclosed Dual Agent is a licensee who, with the informed written consent of the Seller and Buyer, is engaged as an agent for both Seller and Buyer.

As a disclosed dual agent, the licensee shall not represent the interests of one party to the exclusion or detriment of the interests of the other party. A disclosed dual agent has all the fiduciary duties to the Seller and Buyer that a Seller's or Buyer's agent has except the duties of full disclosure and undivided loyalty.

A Disclosed Dual Agent may not disclose:

- (a) To the Buyer that the Seller will accept less than the asking or listed price, unless otherwise instructed in writing by the Seller.
- (b) To the Seller that the Buyer will pay a price greater than the price submitted in a written offer to the Seller, unless otherwise instructed in writing by the Buyer.
- (c) The motivation of any party for selling, buying, or leasing a property, unless otherwise instructed in writing by the respective party, or
- (d) That a Seller or Buyer will agree to financing terms other than those offered, unless otherwise instructed in writing by the respective party.

IMPORTANT NOTICE!

"Customer" shall mean that person not represented in a real estate transaction. It may be the buyer, seller, landlord or tenant.

A Buyer may decide to work with a firm that is acting as agent for the Seller (a Seller's Agent or subagent). If a Buyer does not enter into a Buyer Agency Agreement with the firm that shows him properties, that firm and its agents may show the buyer properties as an agent or subagent working on the seller's behalf. Such a firm represents the Seller (not the Buyer) and must disclose that fact to the Buyer.

When it comes to the price and terms of an offer, the Seller's Agent will ask you to decide how much to offer for any property and upon what terms and conditions. They can explain your options to you, but the final decision is yours, as they cannot give you legal or financial advice. They will attempt to show you property in the price range and category you desire so that you will have information on which to base your decision.

The Seller's Agent will present to the Seller any written offer that you ask them to present. You should keep to yourself any information that you do not want the Seller to know (i.e. the price you are willing to pay, other terms you are willing to accept, and your motivation for buying). The Seller's agent is required to tell all such information to the Seller. You should not furnish the Seller's agent anything you do not want the Seller to know. If you desire, you may obtain the representation of an attorney or another real estate agent, or both.

THIS IS NOT A CONTRACT. THIS IS AN ACKNOWLEDGEMENT OF DISCLOSURE

The below named Licensee has informed me that brokerage services are being provided me as a:

- Client (Seller's or Landlords Agent)
- Client (Buyer's or Tenants Agent)
- Client (Disclosed Dual Agent)
- Customer (Not as my Agent)

By signing below, I acknowledge that I received this informative document and explanation prior to the exchange of confidential information which might affect the bargaining position in a real estate transaction involving me.

_____	_____	_____
(Client)	(Licensee)	(Date)
_____	_____	_____
(Client)	(Company)	(Customer)

DISCLAIMER

Pinpoint Commercial Real Estate, LLC has been retained as the exclusive listing broker to arrange the sale or lease of the Subject Property. This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser or tenant may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers or tenants may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers and tenants. In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents. This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Pinpoint Commercial Real Estate, LLC or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein. Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase or lease the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser or tenant reviewing this Offering Memorandum or making an offer to purchase or lease the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser or tenant's obligations therein have been satisfied or waived. The Owner/Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline. This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Pinpoint Commercial Real Estate, LLC or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.