

For Lease

710 US Hwy 80



PROPERTY DESCRIPTION

NAI UCR Properties is pleased to present a 28,000 SF warehouse building available for lease. 710 Hwy 80 East in Flowood, MS is strategically positioned in the heart of the Jackson MSA. This high-visibility property offers excellent accessibility to major transportation routes, including Interstates 20 and 55, making it an ideal location for regional and local retailers alike.

LOCATION DESCRIPTION

Positioned in the thriving Jackson MSA with available industrial and flex space. 710 Hwy 80 East in Flowood offers ideal access to the major transportation corridors of I-20 and I-55—ideal for seamless logistics, shipping, and distribution operations.

Situated in a dynamic commercial corridor, the property benefits from close proximity to industrial distribution parks on Highway 80 in Pearl, Highway 49 in Richland, and Downtown Jackson.

Located just within Rankin County, this property boasts safety and a friendly business environment as well.

PROPERTY HIGHLIGHTS

- 28,000 SF
- 6 Acres of improved laydown yard
- LED Lighting throughout
- 21,000 VPD
- Excellent Location
- Less than .5 Mile from I-20 & 2 Miles from I-55

OFFERING SUMMARY

Lease Rate:

\$5.00 - 7.00 SF/yr (NNN)
(Depending on TI needs)

Available SF:

28,000 SF

Lot Size:

6 Acres

Clear Height:

17' Eaves

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Lease Rate

\$5.00 - 7.00 SF/YR

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	C-3
Lot Size	6 Acres
Traffic Count	21000
Traffic Count Street	Hwy 80

LOCATION INFORMATION

Building Name	710 US Hwy 80
Street Address	710 Highway 80
City, State, Zip	Flowood, MS 39232
County	Rankin

BUILDING INFORMATION

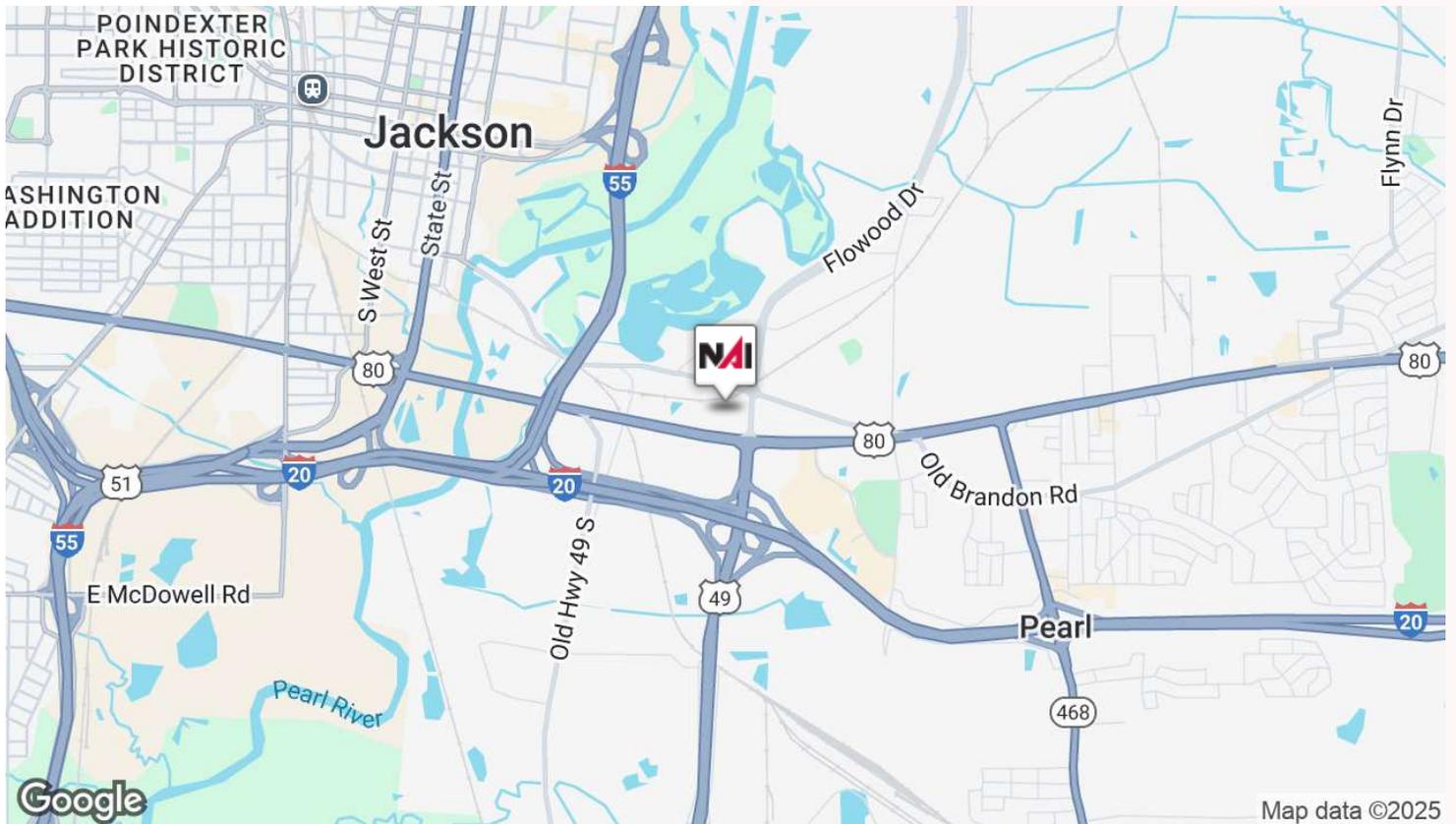
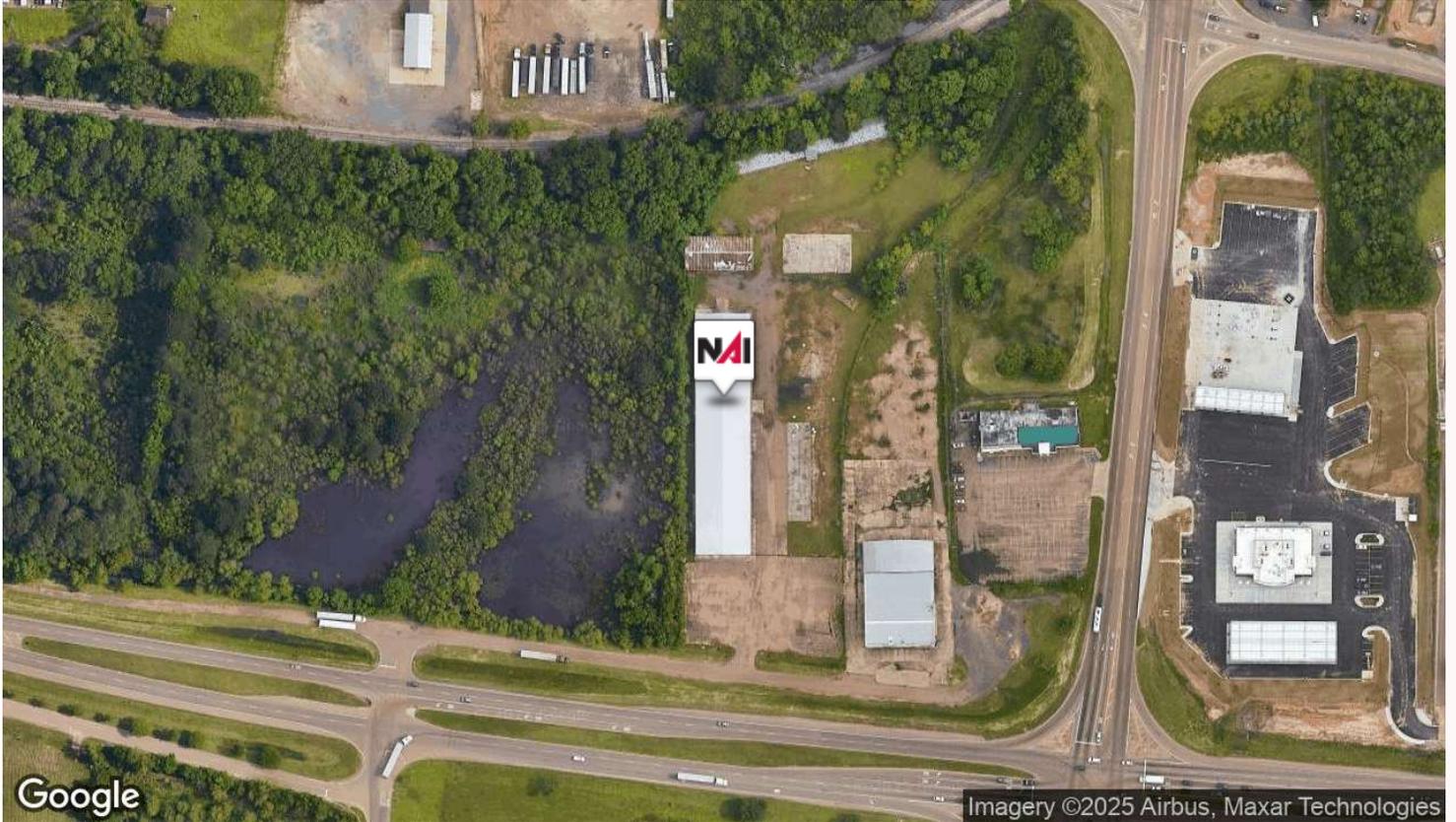
Building Size	28,000 SF
Tenancy	Single
Ceiling Height	20 ft
Minimum Ceiling Height	17 ft
Number of Floors	1
Year Built	1972
Construction Status	Existing
Roof	Metal
Free Standing	Yes
Number of Buildings	1
Exterior Walls	Metal

PARKING & TRANSPORTATION

Parking Type	Surface
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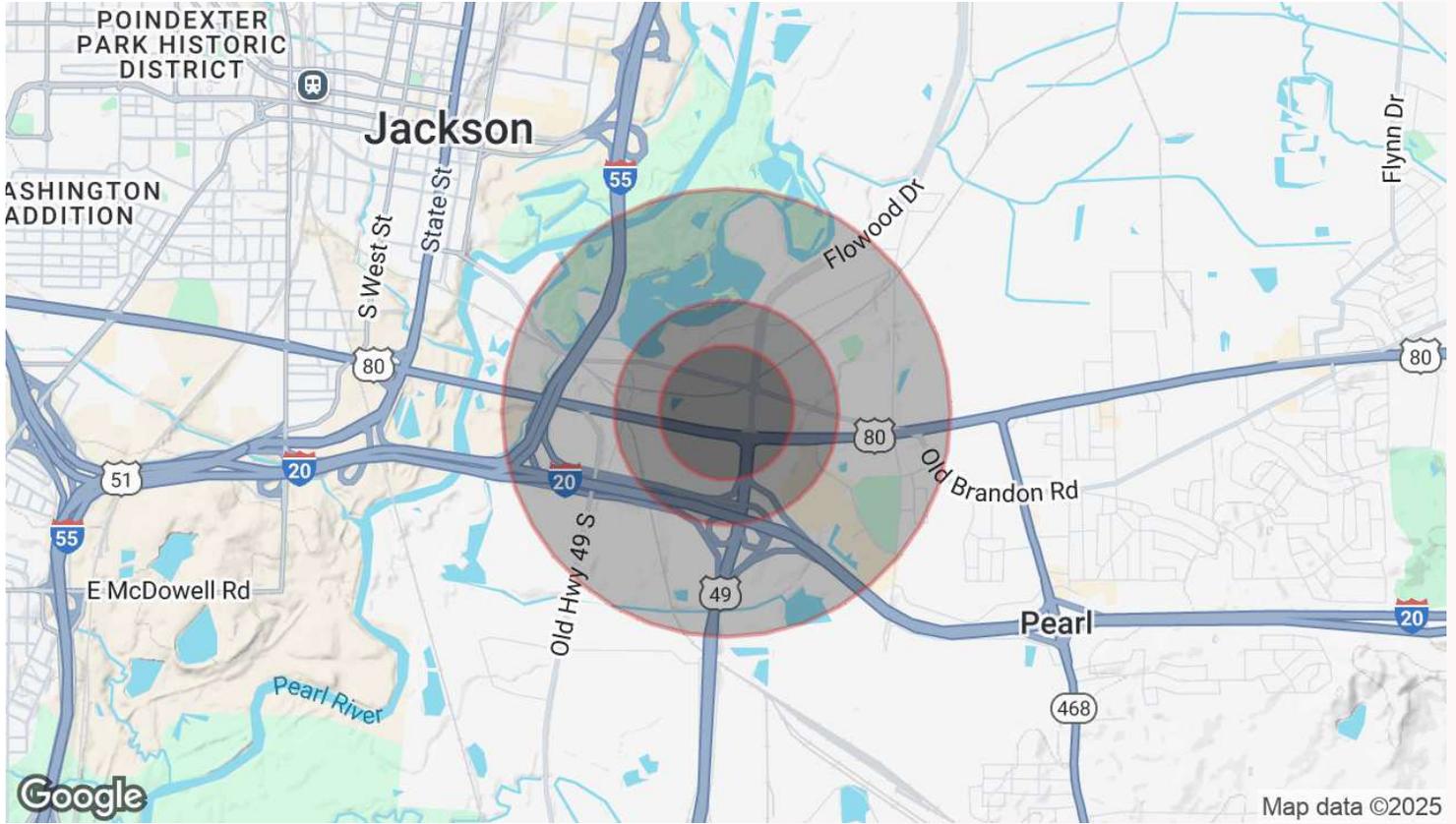
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POPULATION

Total Population

Average Age

Average Age (Male)

Average Age (Female)

HOUSEHOLDS & INCOME

Total Households

of Persons per HH

Average HH Income

Average House Value

Demographics data derived from AlphaMap

0.3 MILES

0.5 MILES

1 MILE

21

77

723

39

39

38

37

37

37

40

40

40

0.3 MILES

0.5 MILES

1 MILE

8

31

287

2.6

2.5

2.5

\$78,603

\$77,141

\$66,237

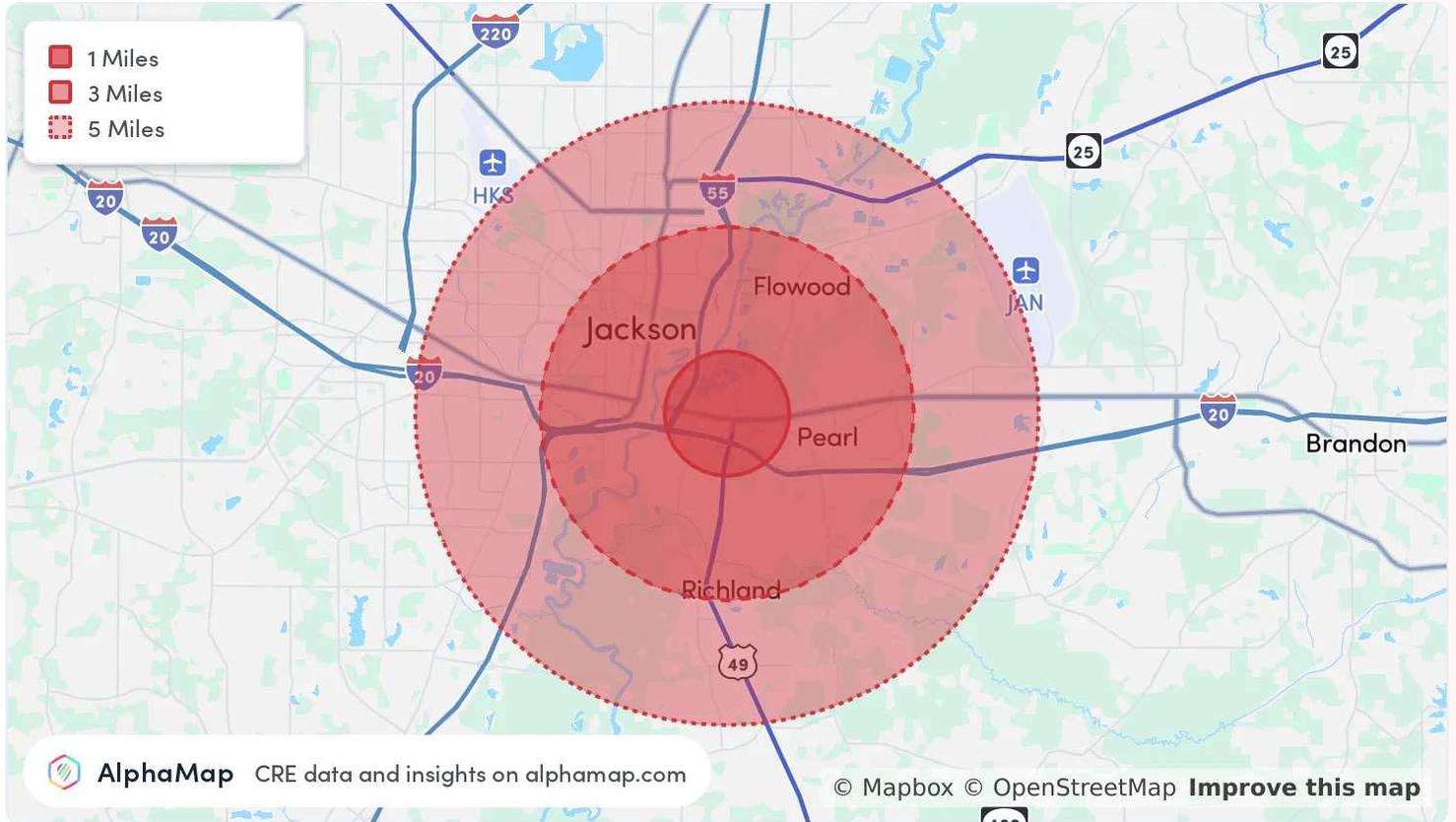
\$136,877

\$136,175

\$131,251

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POPULATION

Total Population

Average Age

Average Age (Male)

Average Age (Female)

HOUSEHOLD & INCOME

Total Households

Persons per HH

Average HH Income

Average House Value

Per Capita Income

Map and demographics data derived from AlphaMap

1 MILE

723

38

37

40

1 MILE

287

2.5

\$66,237

\$131,251

\$26,494

3 MILES

20,563

39

38

40

3 MILES

9,012

2.3

\$57,645

\$180,022

\$25,063

5 MILES

71,728

38

37

39

5 MILES

29,668

2.4

\$59,059

\$175,272

\$24,607