

BATESVILLE INDUSTRIAL FACILITY

22,500 RENTABLE SF
AVAILABLE FOR SALE



120 Crown Drive, Batesville, MS 38606

CBRE



THE OFFERING

120 Crown Drive represents a single-tenant industrial warehouse facility containing approximately 22,500 square feet on 5.6 acres with ample area for expansion, storage or parking.



CBRE is the exclusive marketing advisor for 120 Crown Drive (“Property”), representing a rare user investment opportunity consisting of a single-tenant warehouse facility in Batesville, MS. Constructed in 1993, the 22,500 square foot industrial building features metal construction, 17’ clear height, two (2) truck loading doors, two (2) drive-in doors, and approximately 4,000 SF of office space. Positioned on 5.6 acres, the Property offers ample parking and excess land for potential expansion, outside storage, or additional parking. In 2020, Ownership invested approximately \$1M in an extensive renovation which included updated office finishes, complete building re-wiring, updated doors, windows and exterior trim as well as additional site improvements.

The Property is well positioned with convenient access to major transit corridors including Highway 35 and Interstate 55. The area is a preferred location for industrial users in the Panola County area as neighboring tenancy includes Blauer Manufacturing, Institutorm Technologies, Performance Food Group and GE Aviation.

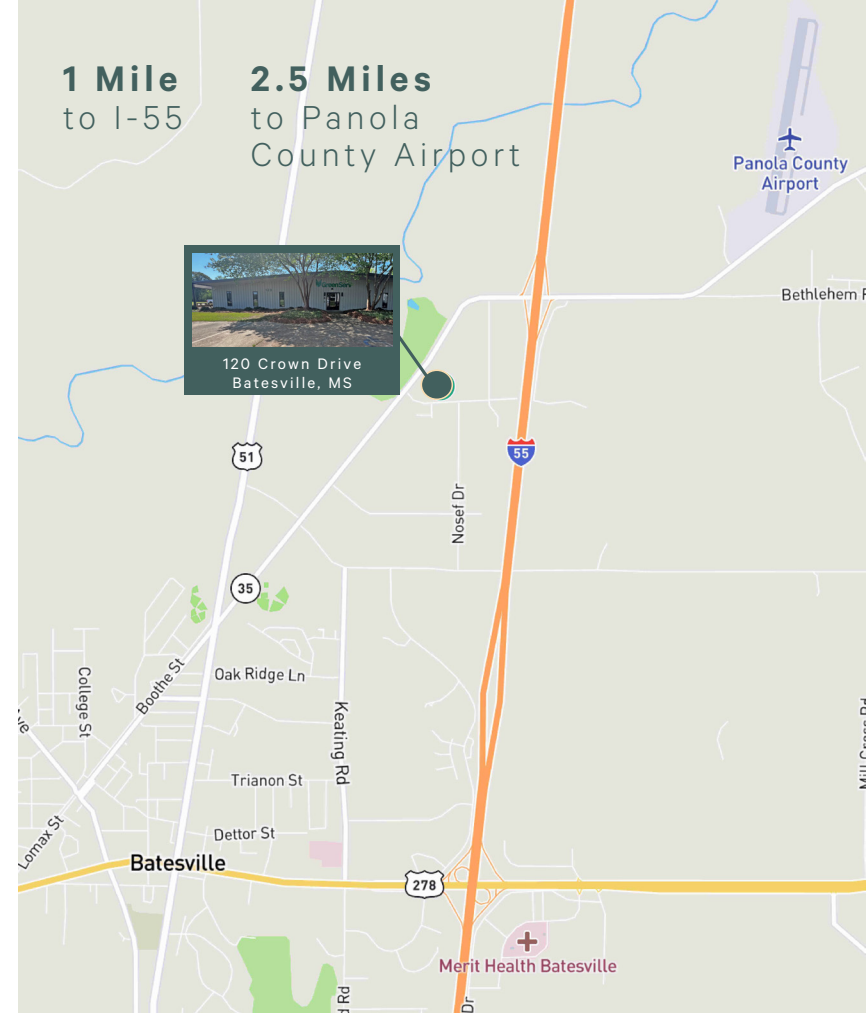
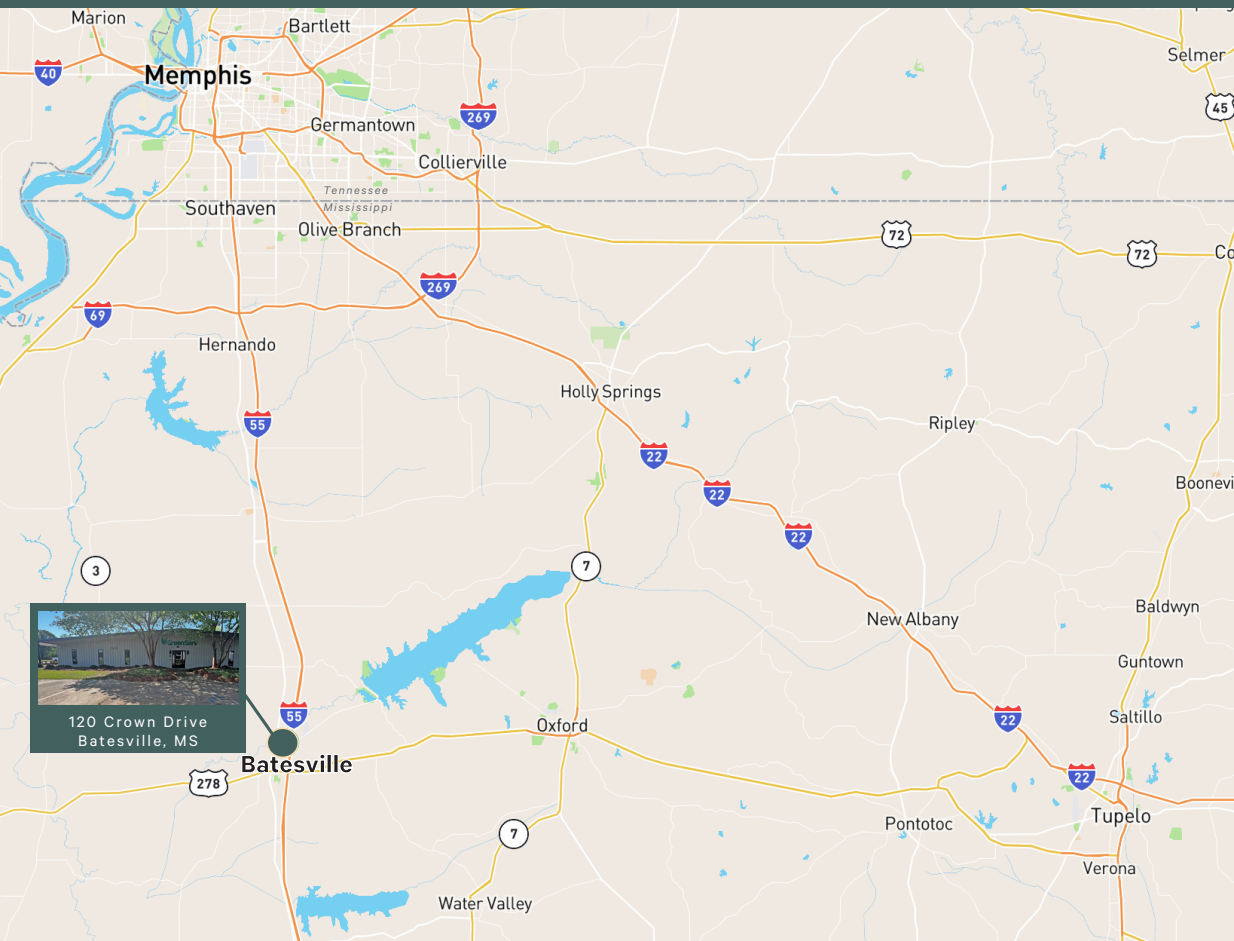
LOCATION

Batesville represents one of the county seats of Panola County, MS, which is approximately 55 miles from the Memphis MSA and approximately 80 miles from Tupelo, MS. The Property is well positioned with convenient access to Highway 35, Interstate 55 (a primary north/south trucking corridor for Mississippi), the Panola County Regional Airport, and the Grenada Railway.

26 Miles
to Oxford, MS

55 Miles
to Memphis MSA

80 Miles
to Tupelo, MS

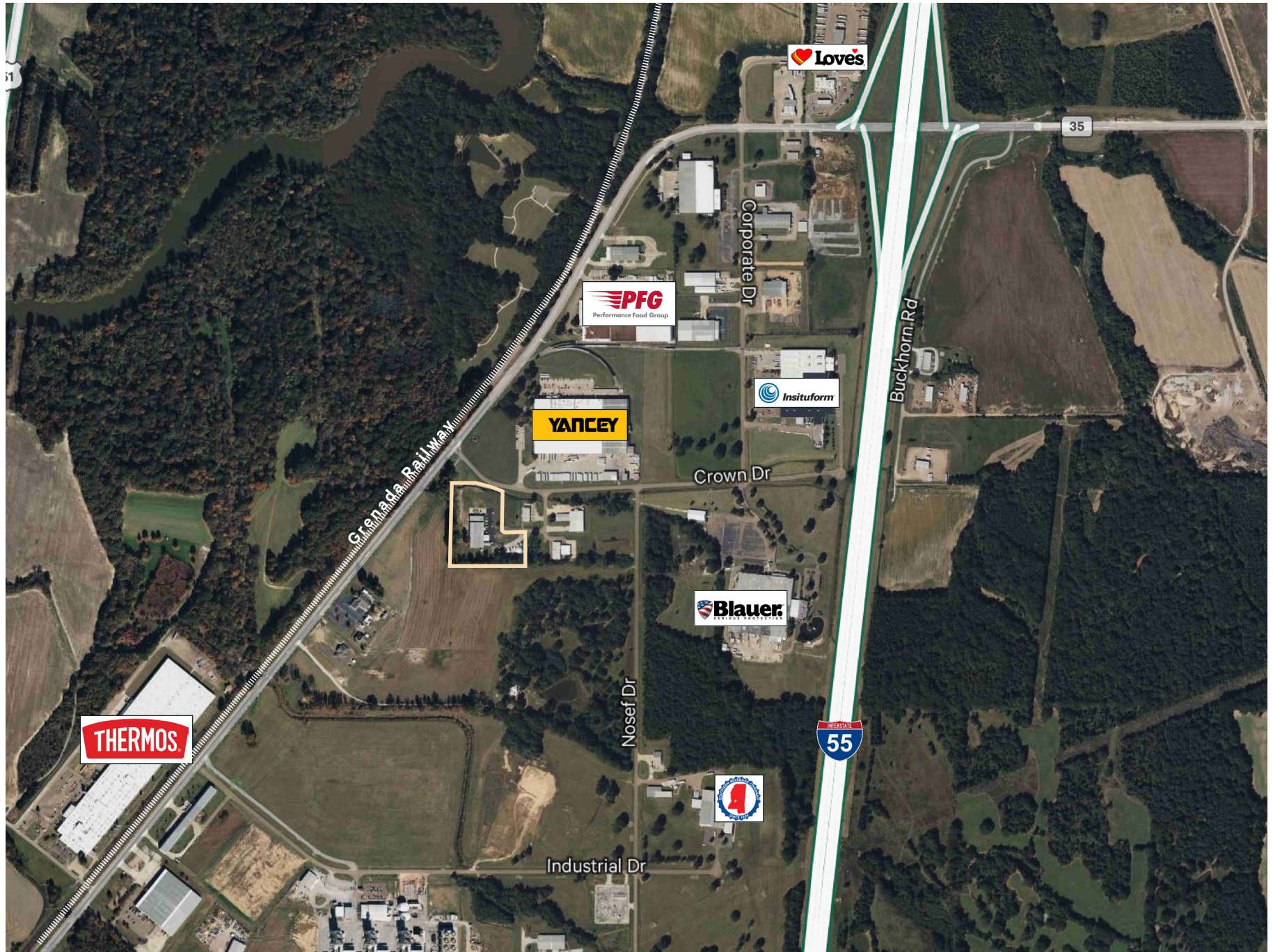


PROPERTY SUMMARY

ADDRESS	120 CROWN DRIVE BATESVILLE, MS 38606
Rentable Building SF	22,500 SF
Warehouse SF	18,500 SF (82%)
Office SF	4,000 SF (18%)
Acreage	5.6 Acres
Parcel ID	3138 0004803 0000207 3138 0004803 0000214
Zoning	I-2 (Industrial)
Year Built / Renovated	1993/2020
Construction Type	Metal
Clear Height	17'
Roof	Metal; Installed in July 2024
Floor Thickness:	6"
Truck Loading Doors	Truck well with two (2) docks with edge of dock levelers
Drive-In Doors	Two (2)
Electric:	460 volt 3-phase
Lighting:	LED
Sprinkler:	Wet
Parking:	30



AERIAL

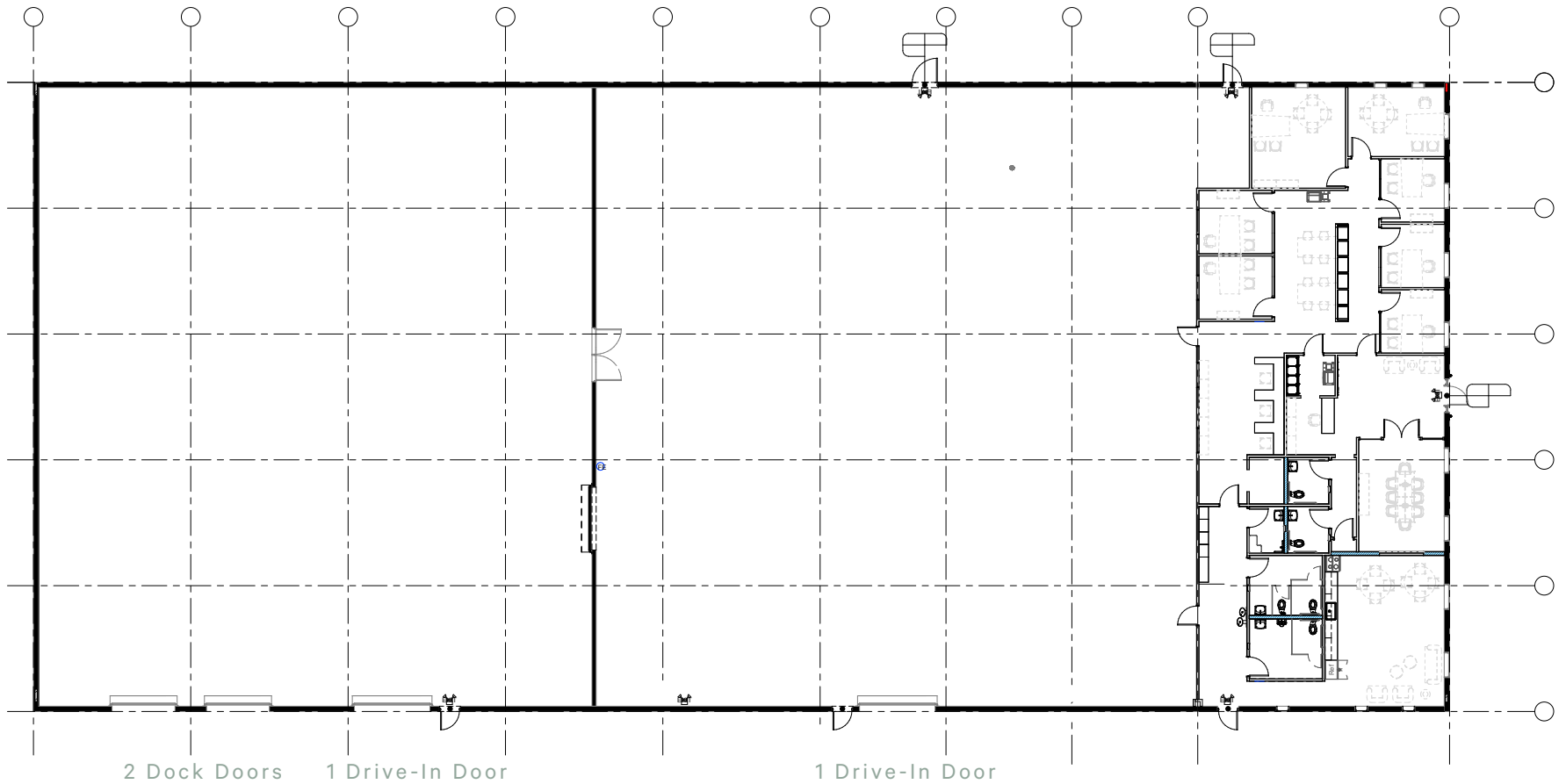


SITE PLAN

TOTAL RENTAL BE SF
±22,500 SF

WAREHOUSE SF
±18,500 SF

OFFICE SF
±4,000 RSF







PLEASE CONTACT:

Jacque Beeson, SIOR

Senior Vice President
+1 901 260 1090
jacque.beeson@cbre.com
MS License: S-51059

CBRE, Inc.

6070 Poplar Avenue, Suite 500
Memphis, TN 38119
www.cbre.us/memphis

Rives Moore

Associate
+1 901 260 1107
rives.moore@cbre.com
MS License: s-60131

BATESVILLE INDUSTRIAL FACILITY

120 Crown Drive, Batesville, MS

CBRE