



6159 Mississippi 25

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Flowood, Mississippi 39232

Property Overview

This 7,290-square-foot vacant high end flex/industrial facility delivers turnkey readiness for a client facing service user that could benefit from visibility off of Lakeland Drive and the high-end finishes these buildings offer. Originally constructed in 2014 for ACME Brick, the front office/showroom building features an efficient single-story layout with high ceilings, abundant natural light, and a wide open, flexible layout. Exterior visibility is strong along Mississippi 25, while the professional curb appeal should impress customers and clients. The rear warehouse building has significant clear height for a building of its size, with roughly 22' from floor to eave height. Lastly, the 6.6 acres of excess land / storage allows flexibility for additional buildings or outdoor storage for equipment, inventory or parking.

Spaces	Lease Rate	Space Size
6159 Mississippi 25	Negotiable	7,290 SF

Property Highlights

- 2,840 SF brick facade and stucco sided Showroom/office
- 4,450 SF warehouse building with 22' clearance and 16'+ roll-up doors
- Single-level design ideal for production, assembly, or light distribution
- High ceilings and clear span space support flexible equipment layout
- Well-maintained exterior façade conveys professional presence
- Generous parking accommodates staff and service vehicles
- Strong frontage along Mississippi 25 enhances visibility
- Direct access to Highway 25 and Lakeland Drive ramps
- Modern mechanical systems reduce deferred maintenance costs
- Ample roll-up door access for efficient material handling
- Concrete slab floor built for heavy-duty industrial use

For More Information

Alex Wilson, CCIM

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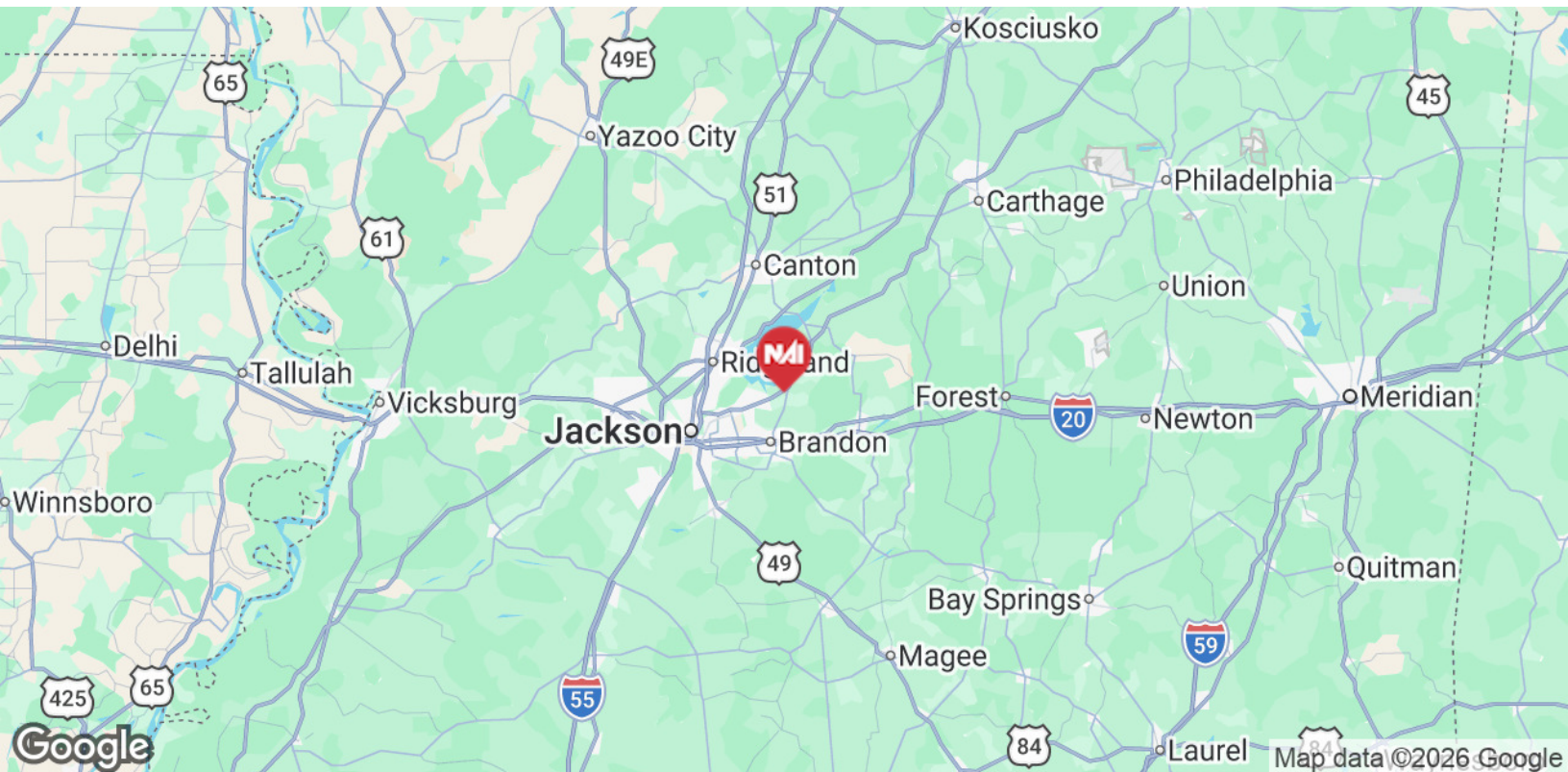
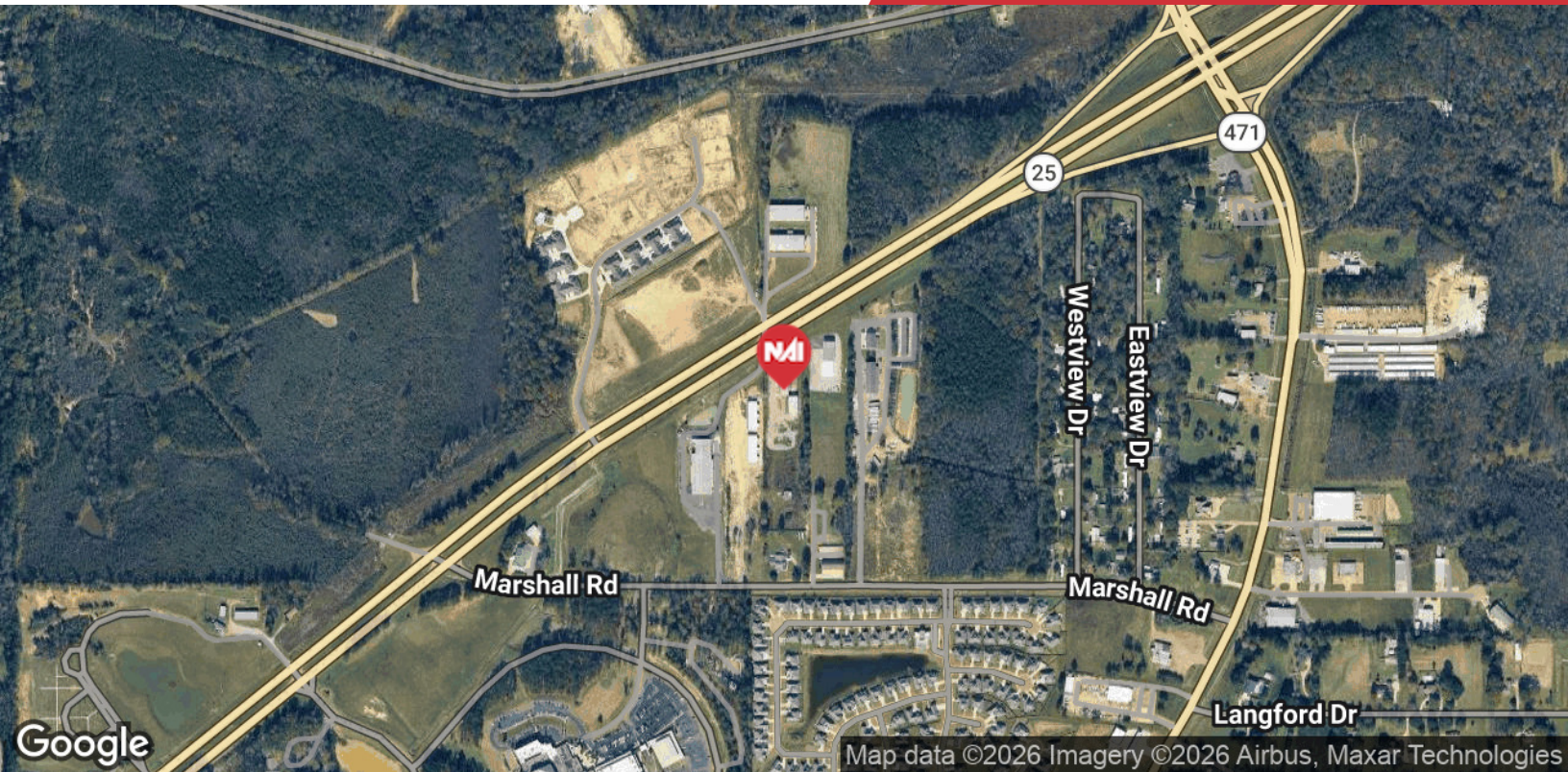
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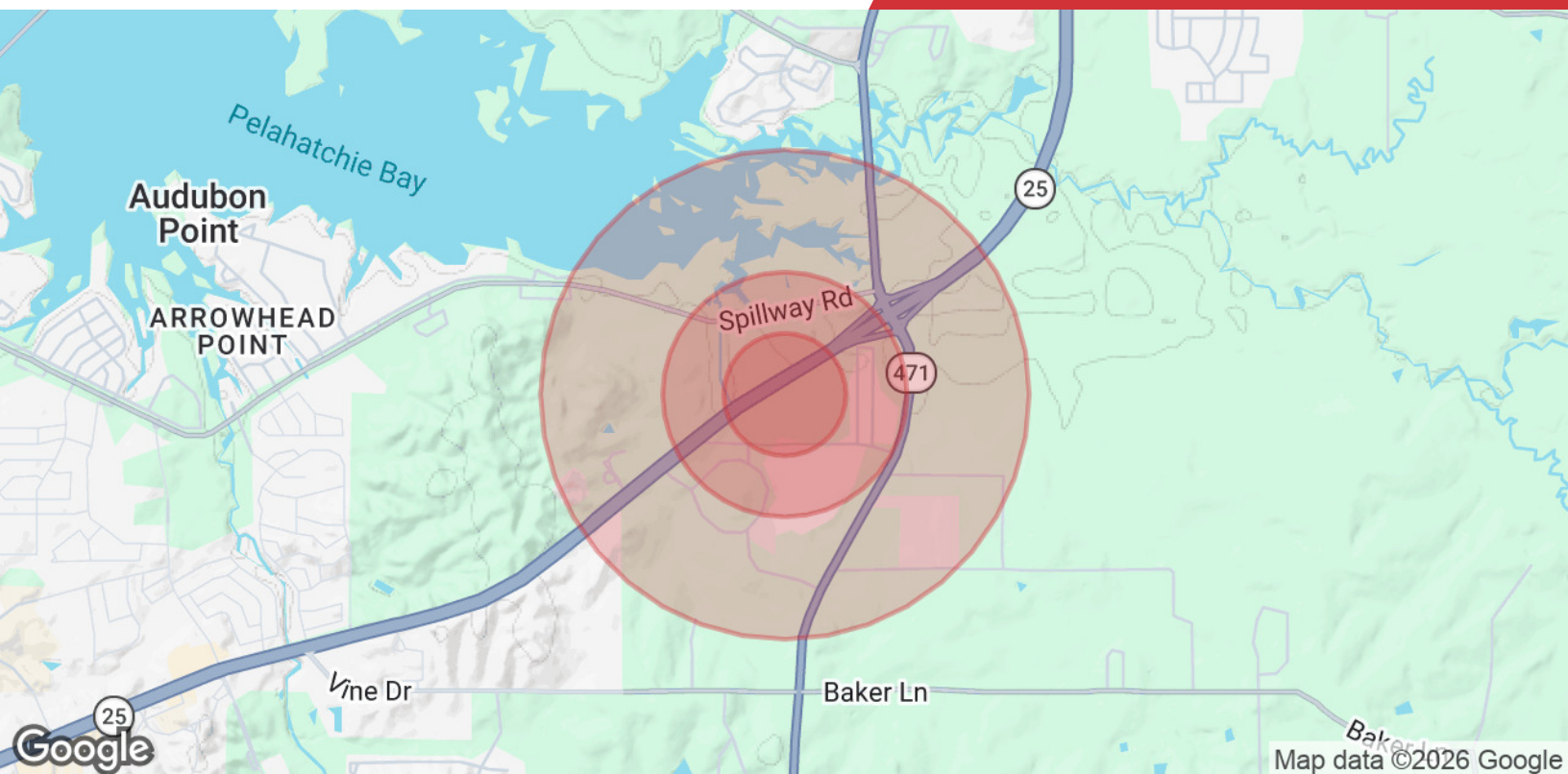
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Population

	0.25 Miles	0.5 Miles	1 Mile
Total Population	151	693	2,197
Average Age	35.5	39.8	39.5
Average Age (Male)	36.9	41.0	40.1
Average Age (Female)	31.7	36.8	37.5

Households & Income

	0.25 Miles	0.5 Miles	1 Mile
Total Households	52	246	774
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$111,889	\$111,831	\$110,519
Average House Value	\$308,087	\$297,469	\$300,293

2023 American Community Survey (ACS)