



405 Commerce Avenue

405 Commerce Ave
Canton, Mississippi 39046

Property Highlights

- 40,000 SF
- 2.8 Acres
- 3 Dock High Doors
- 3 Grade-Level Drive in Doors
- 1 Box-Truck Height Dock
- Potential Laydown/Truck Parking Area, If Needed.

Offering Summary

Lease Rate:	\$5.00 SF/yr (NNN)
Building Size:	40,000 SF
Lot Size:	2.8 Acres

For More Information

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Property Description

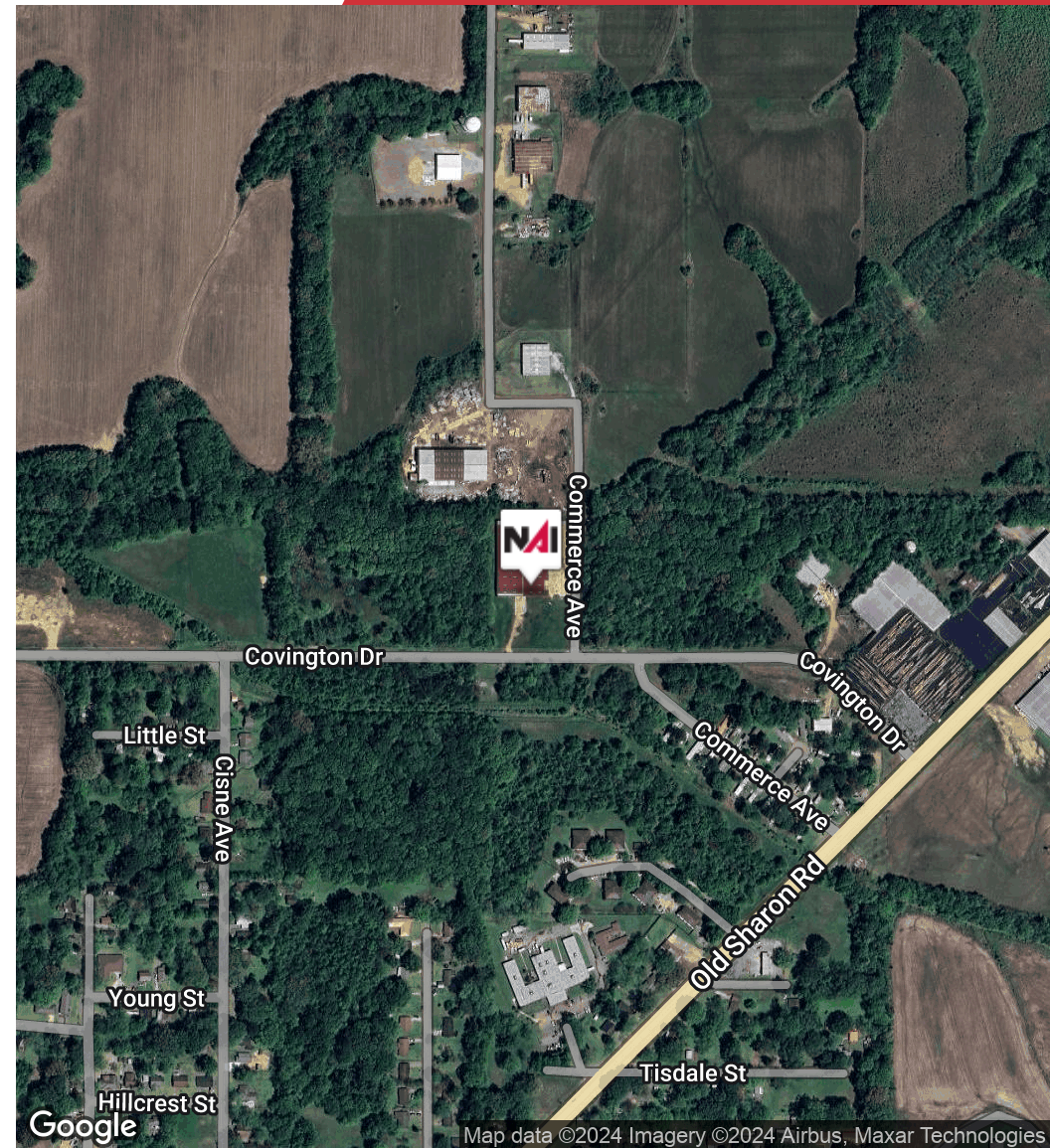
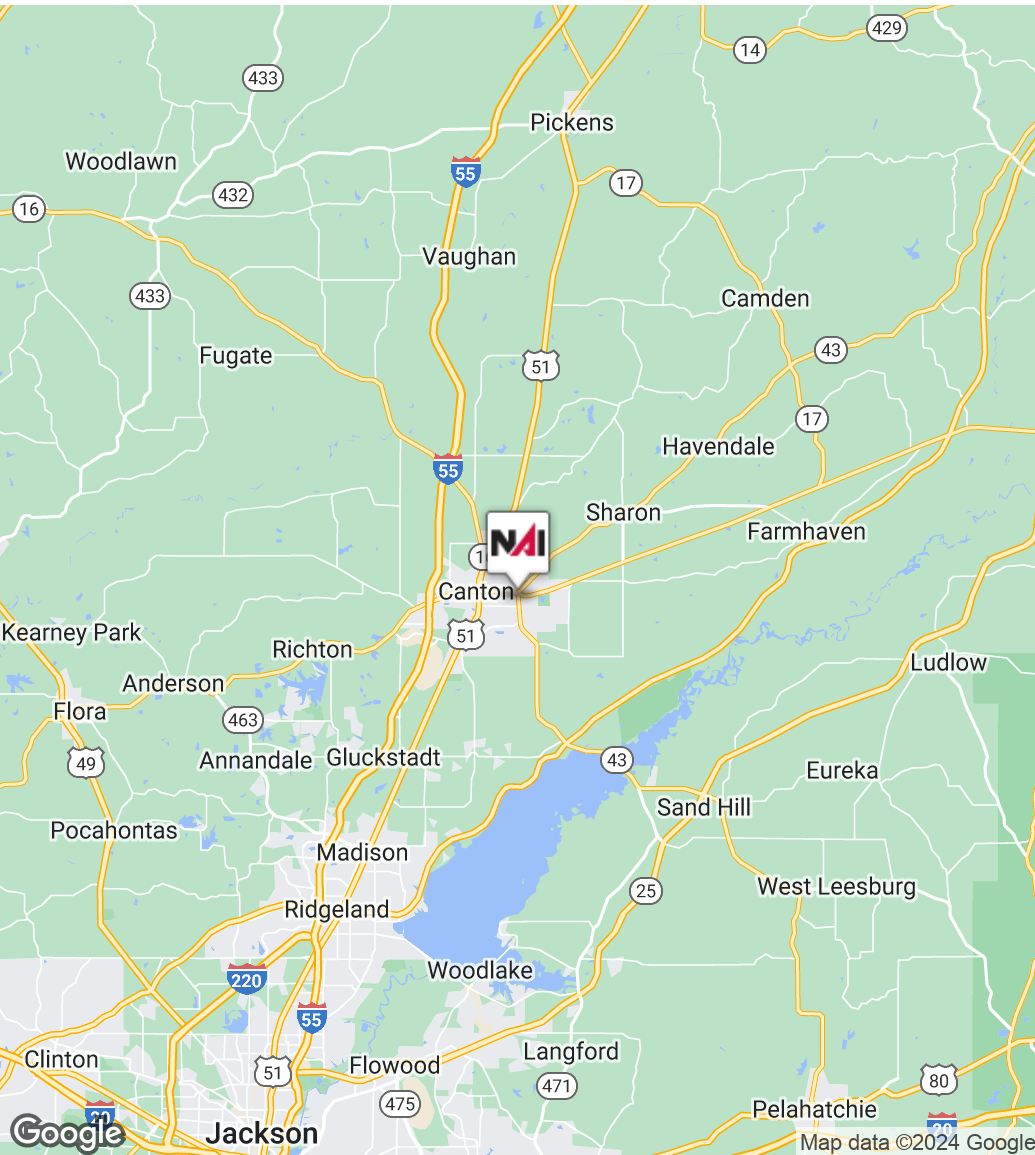
NAI UCR Properties is pleased to present the Industrial property located at 405 Commerce Ave., Canton, MS, for lease. The property is a 40,000 SF Warehouse on 2.8 Acres and features a 20,000 SF Paved Parking area, a 160'x 250' Warehouse footprint, 7 Overhead Rollup Doors consisting of (2) 14'x16' Grade level doors, (1) 10'x12' Grade level door, (3) 10'x10' Dock High doors & (1) 10'x10' Box truck level door. The facility also has 25'x40' column spacing and clear heights: 14' eaves, 20' peak. There is also 3-phase 600 Amp power infrastructure.

Recent Completed Improvements:

- Brand New TPO Roof (2023)
- New LED Lights in Warehouse

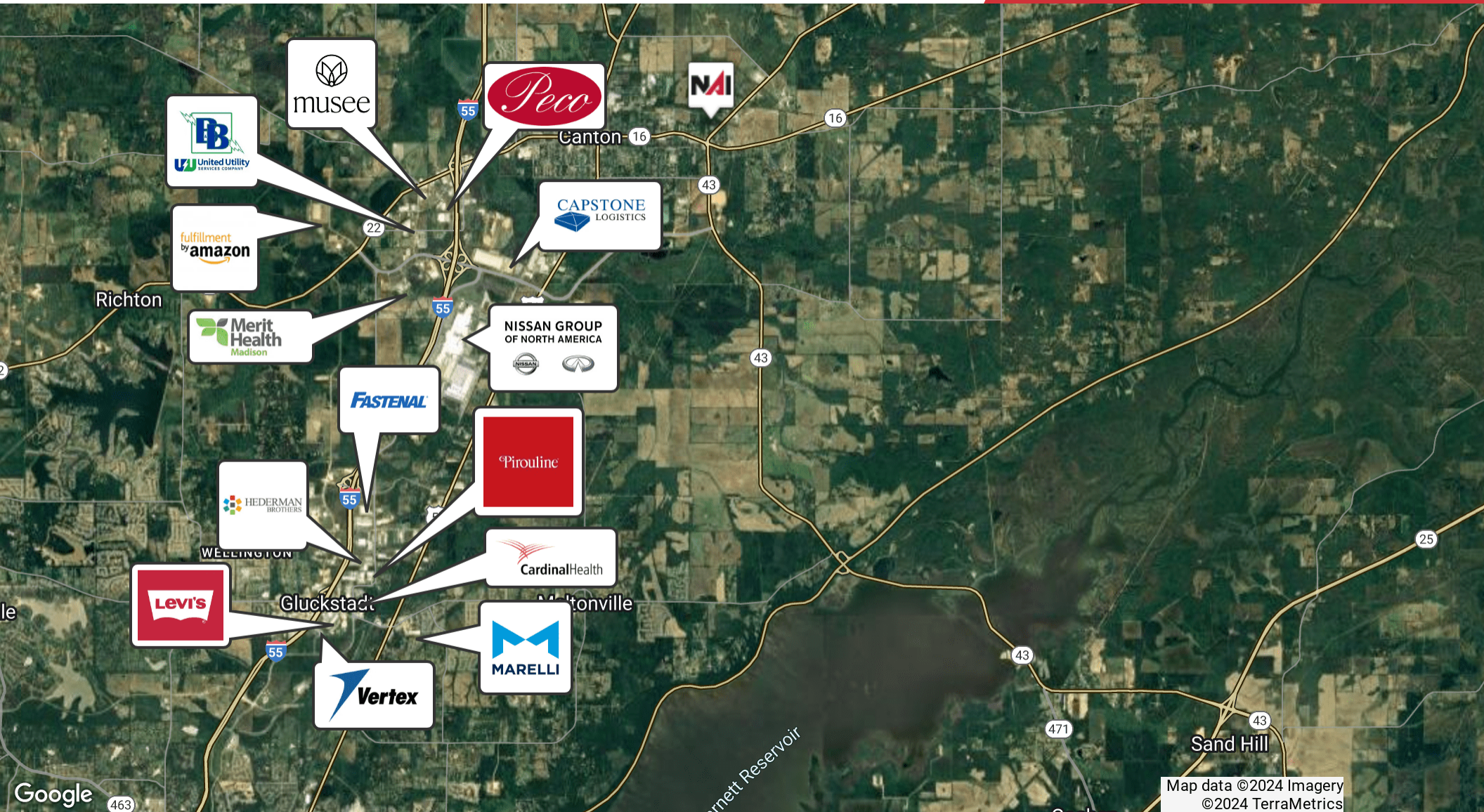
Future Improvements:

- Repair and/or replacement of metal siding
- Installation of new interior insulation
- Installation of EC-25 storage type sprinkler system
- Currently in shell condition - office space can be built to suit user need
- Ability to be fenced, if secure parking/outdoor storage is needed.
- Potential Parking/Laydown area available for expansion



NAI UCR Properties (UCR Properties, LLC) is a leading commercial real estate firm based in the Jackson metro area with complete real estate services in the office, retail, industrial, land and investment sectors. NAI Global is the single largest, most powerful global network of owner-operated commercial real estate brokerage firms. NAI Global Member firms, leaders in their local markets, are actively managed to work in unison and provide clients with exceptional solutions to their commercial real estate needs. NAI Global has more than 300 offices strategically located throughout North America, Latin America, Europe and Asia Pacific, with over 5,100 local market professionals, managing over 1.1 billion square feet of property. All information furnished regarding property for sale or lease are from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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Population	1 Mile	3 Miles	5 Miles
Total Population	2,159	12,229	17,466
Average Age	37.7	34.0	35.3
Average Age (Male)	35.9	33.9	35.2
Average Age (Female)	42.8	36.6	37.9
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	912	5,112	7,606
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$46,292	\$39,395	\$45,242
Average House Value	\$107,329	\$94,066	\$97,025

2020 American Community Survey (ACS)

