

# 133 SCANLAN STREET

NEWTON, MISSISSIPPI 39345

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7.8% Cap Rate | \$975,000 Proforma NOI

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**FOR SALE – INVESTMENT OPPORTUNITY** This 606,000 square foot industrial facility situated on 27.5 acres in Newton, Mississippi is 100% offering investors stable in-place income. Offered at \$12,500,000, the property provides investors just below an 8.0% cap rate based on a current NOI of \$975,000. The asset generates gross rental income of \$1,172,500 for 2026. Located just 60 miles east of Jackson, MS with convenient access to Interstate 20, the facility is well positioned for regional manufacturing and logistics operations within the Southeast corridor. A majority of the warehouse is conditioned and features up to 37 loading docks, supporting high-volume distribution and operational flexibility. Power infrastructure includes a 2,500 KVA main plant transformer (fuse protected for 3,000 amps @ 480V), a 1,500 KVA chiller room transformer (breaker protected for 1,600 amps @ 480V), and a currently installed 750 KVA transformer supporting 900 amps @ 480V. Approximately 20,000 square feet of office space supports operations with management offices, training rooms, an in-house infirmary, and cafeteria. The property benefits from a trained local workforce anchored by more than 50-year operating history in the immediate area.





Contact Agent for  
More Information



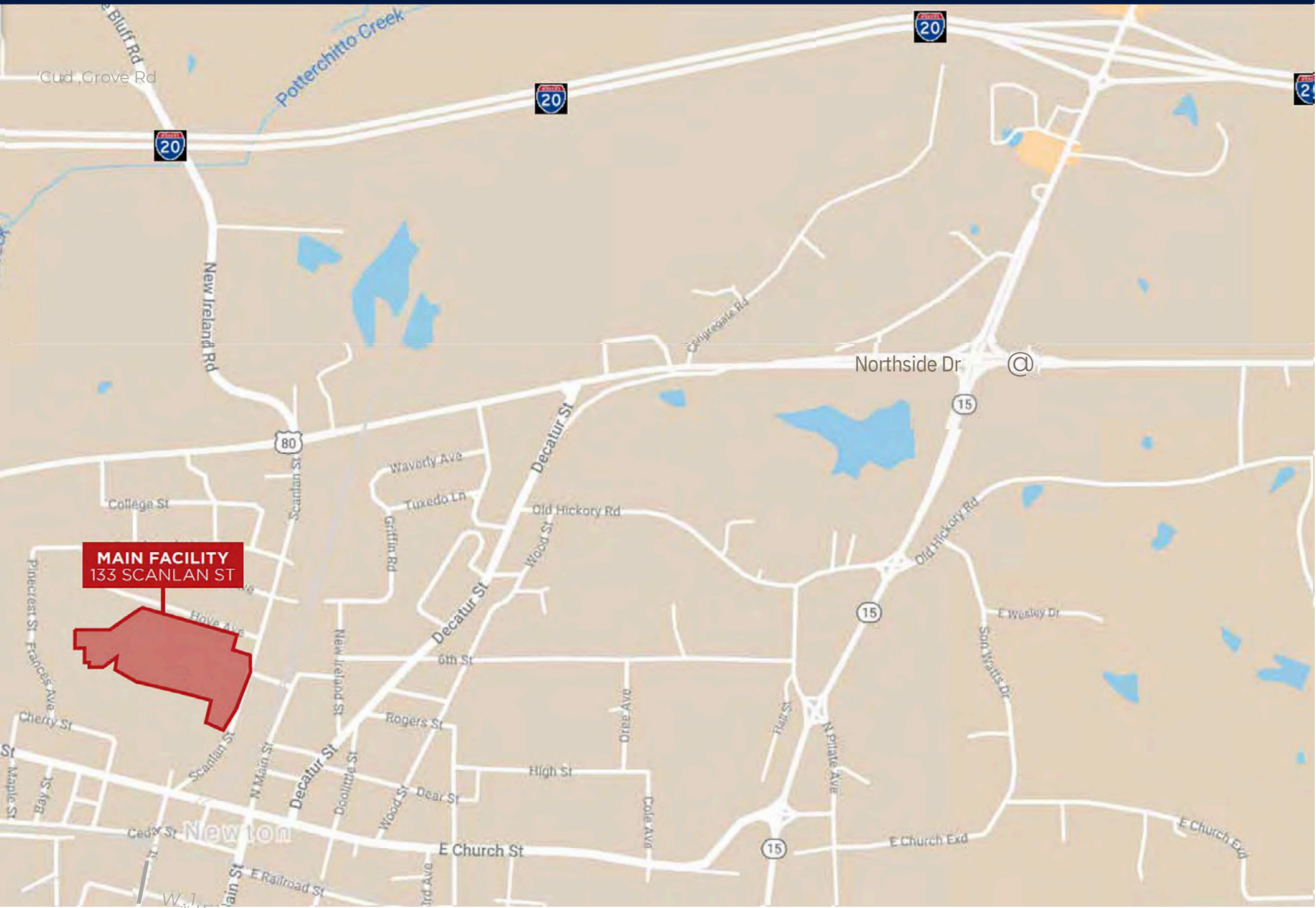
## BUILDING SPECIFICATIONS

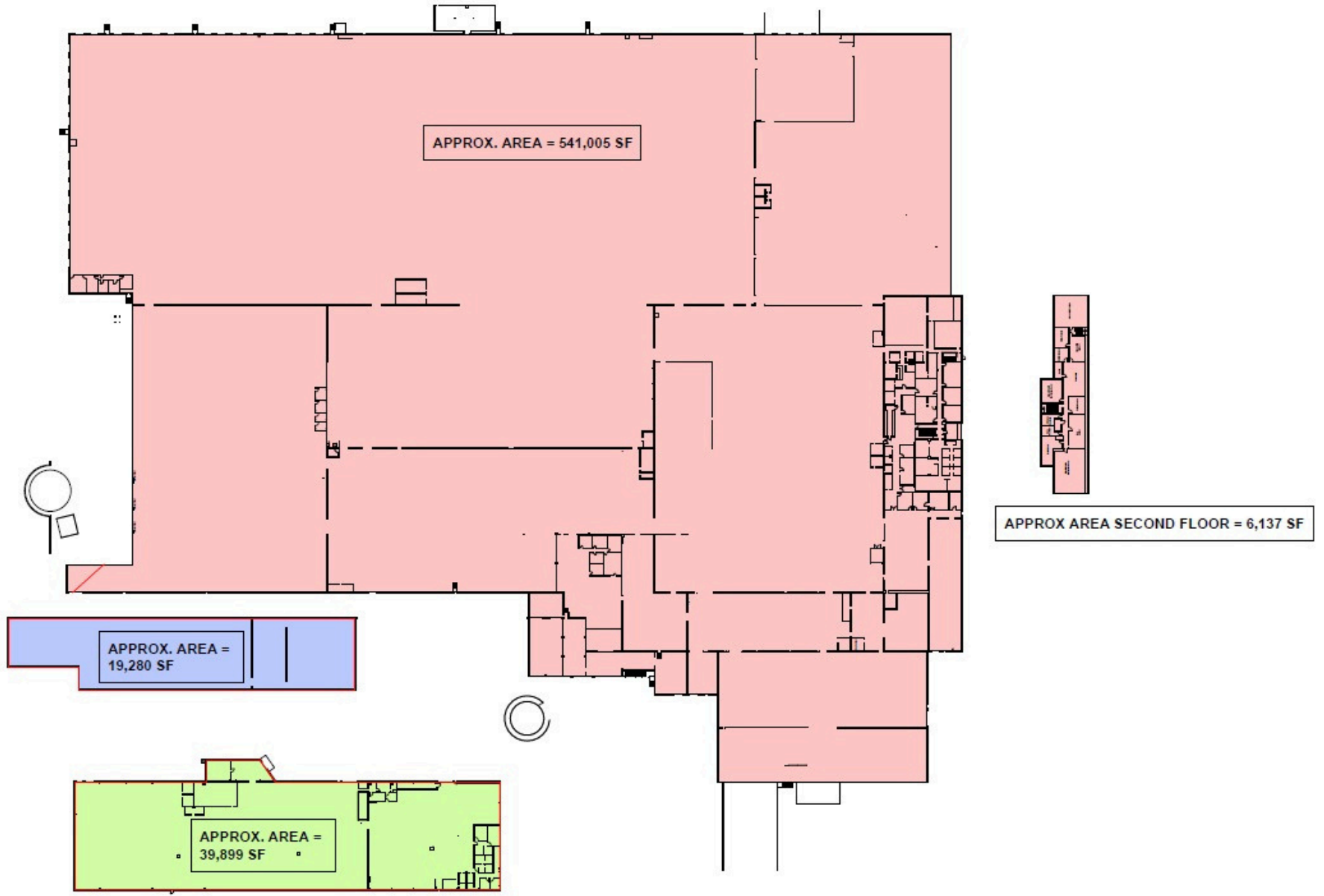
### 133 SCANLAN STREET - MAIN

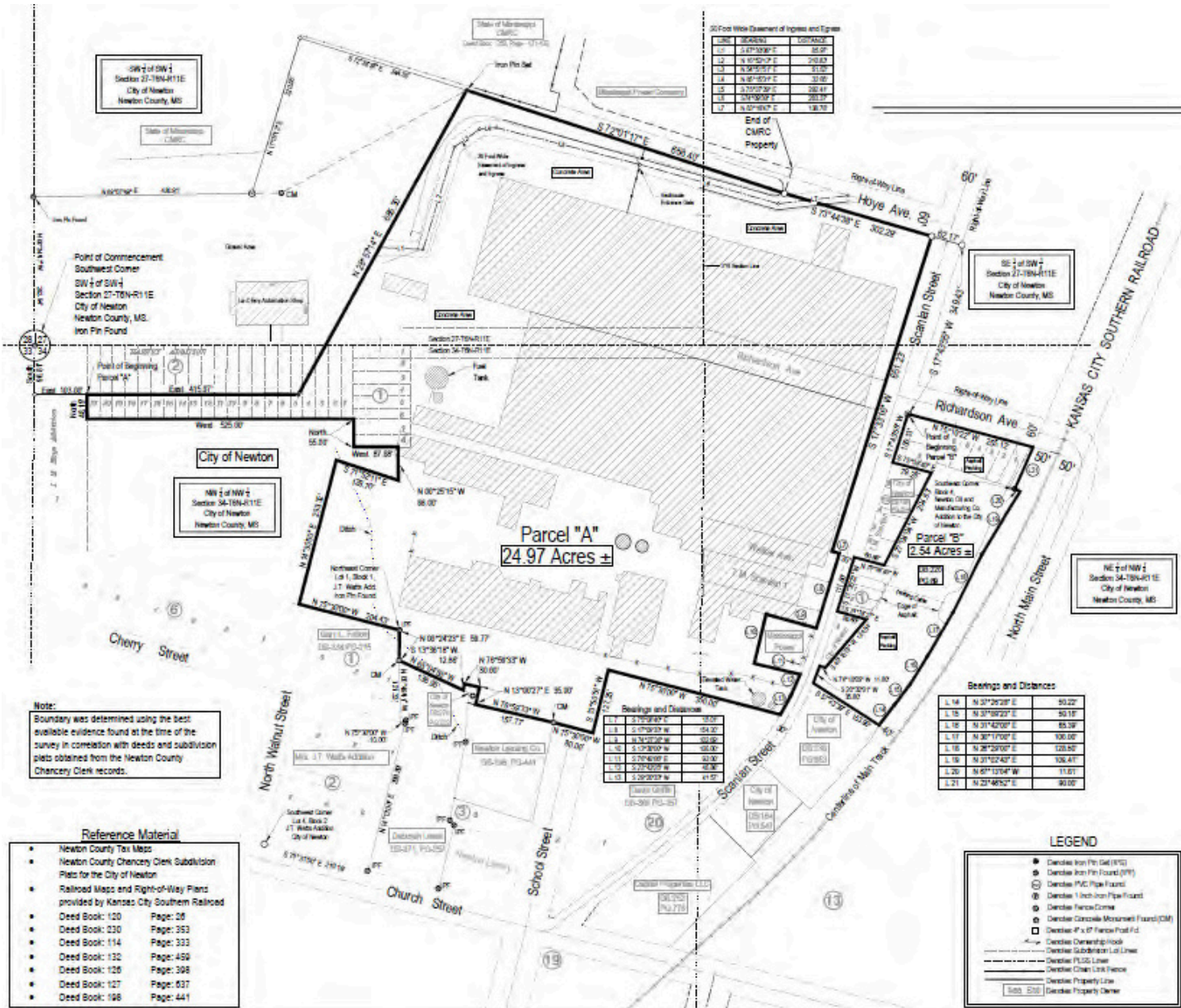
<b>BUILDING SIZE</b>	606,321 SF
<b>OFFICE SIZE</b>	± 20,000 SF (2 Story)
<b>SALE PRICE</b>	\$12,500,000      \$20.6/SF
<b>YEAR BUILT/RENOV.</b>	1967 / 2010
<b>PROPERTY TYPE</b>	Manufacturing
<b>ZONING</b>	L-2 Heaving Industrial
<b>LAND AREA</b>	27.51 acres
<b>LAND USE</b>	Light Industrial
<b>PERMITTED USE</b>	Industrial/Manufacturing
<b>COUNTY</b>	Newton
<b>SUBMARKET</b>	East Central
<b>MARKET</b>	Mississippi Newton
<b>DOCK HIGH</b>	37 Docks
<b>GROUND LEVEL</b>	1 Drive-In
<b>RAMP DOOR</b>	1
<b>CRANE</b>	1 - 25 Ton Bridge Crane
<b>CLEAR HEIGHT</b>	Estimated 15' - 30'
<b>POWER</b>	Heavy Power
<b>SPRINKLERS</b>	Robust system - 1 million gal tank
<b>TRUCK COURT</b>	Heavy Trailer Parking
<b>PARKING</b>	± 250 Spaces
<b>RAIL ACCESS</b>	None

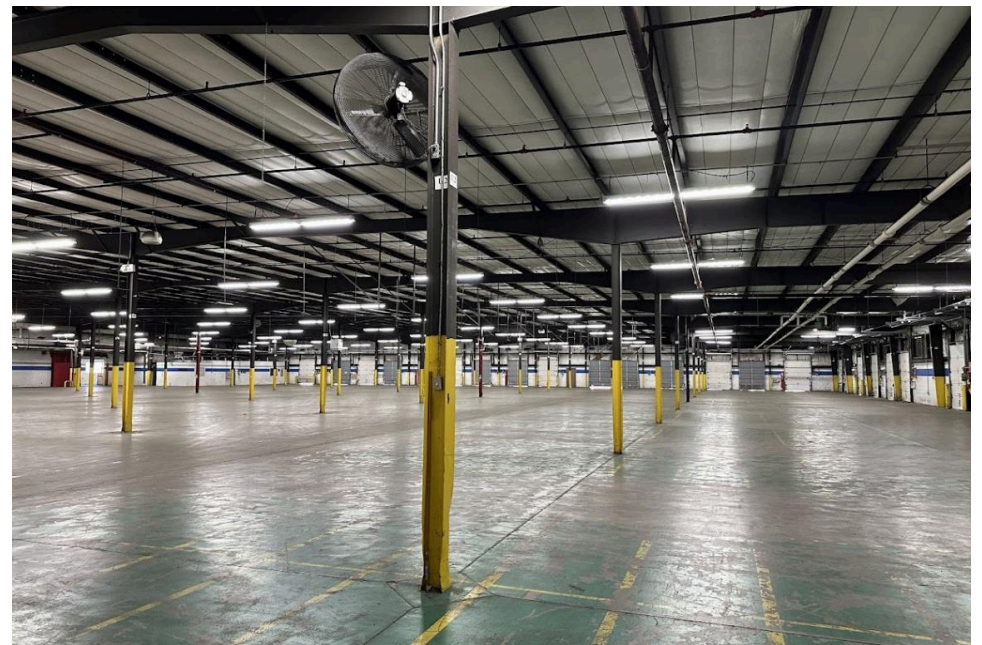
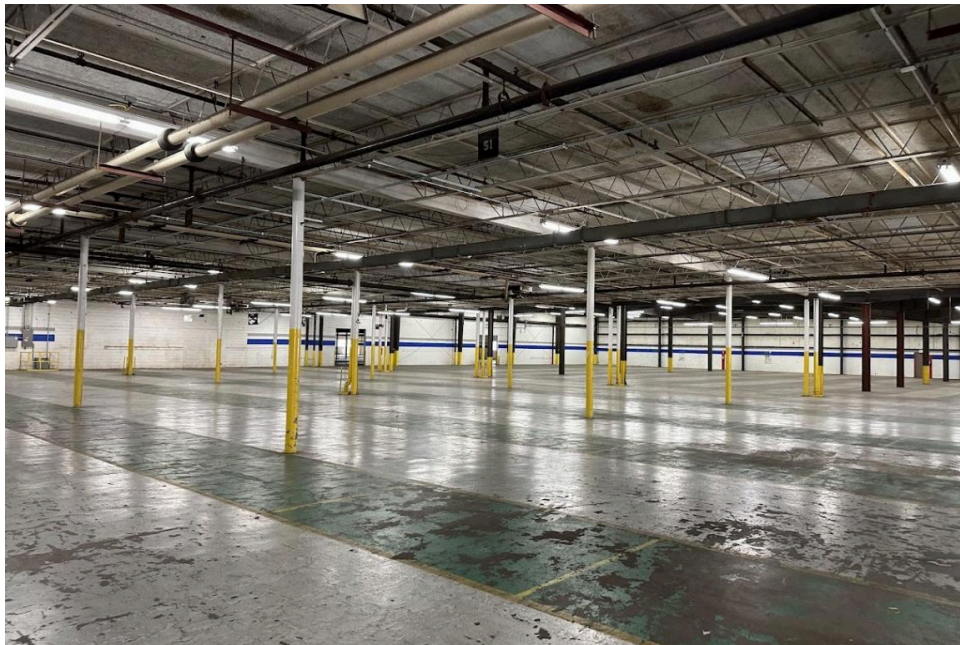
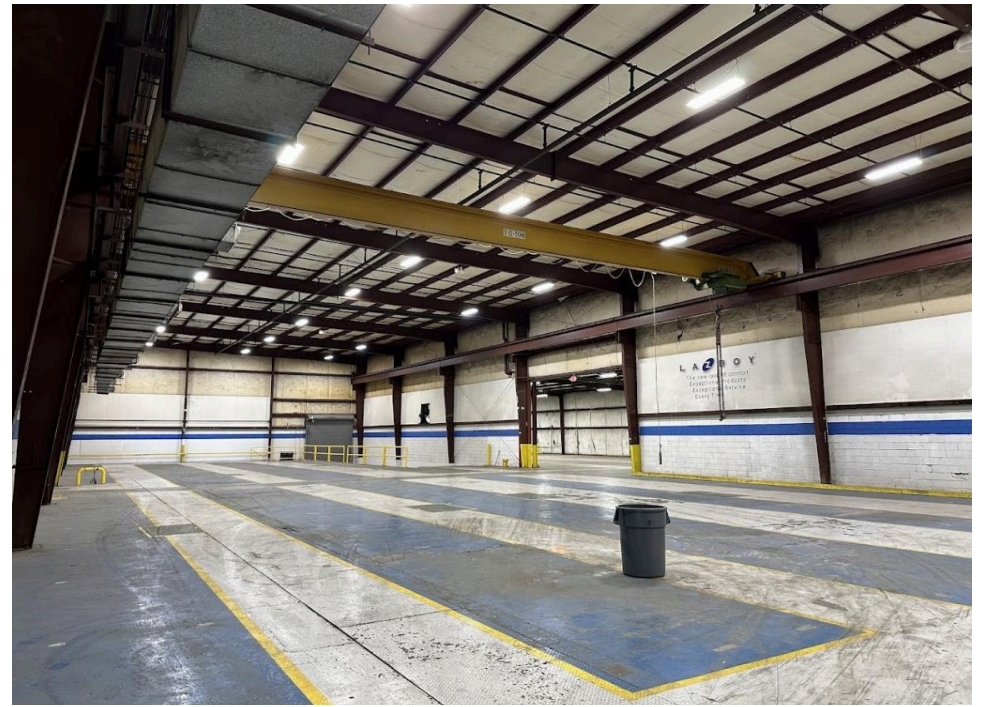
### KEY HIGHLIGHTS

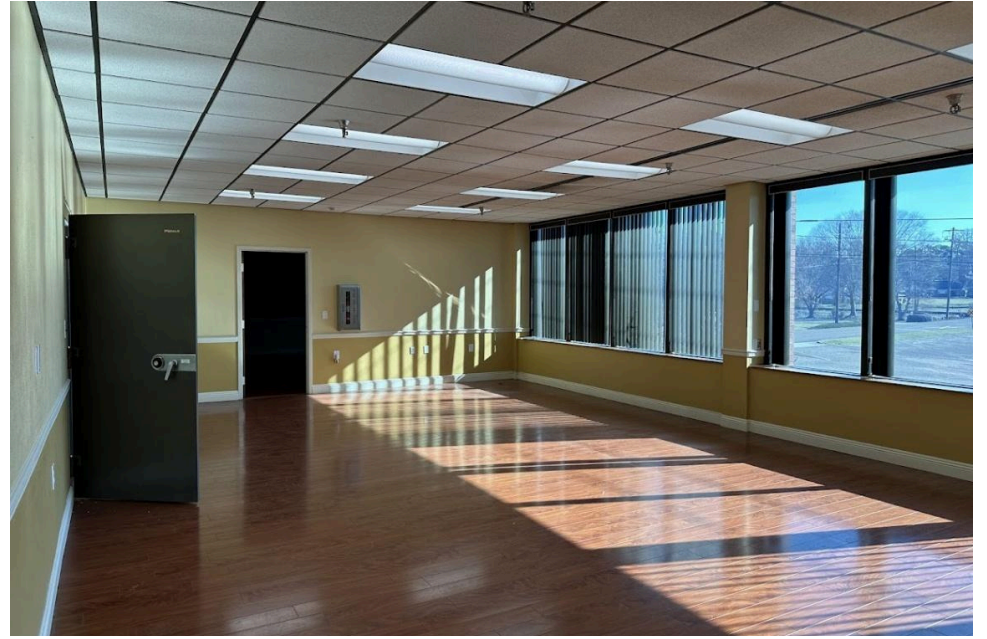
- Freestanding manufacturing building
- Two (2) floors
- Various ceiling heights from 15 to 30'
- Membrane roof
- Slab foundation
- Sealed, anti-static coated concrete floors
- 300 ton chiller with Energy management system and gas boilers



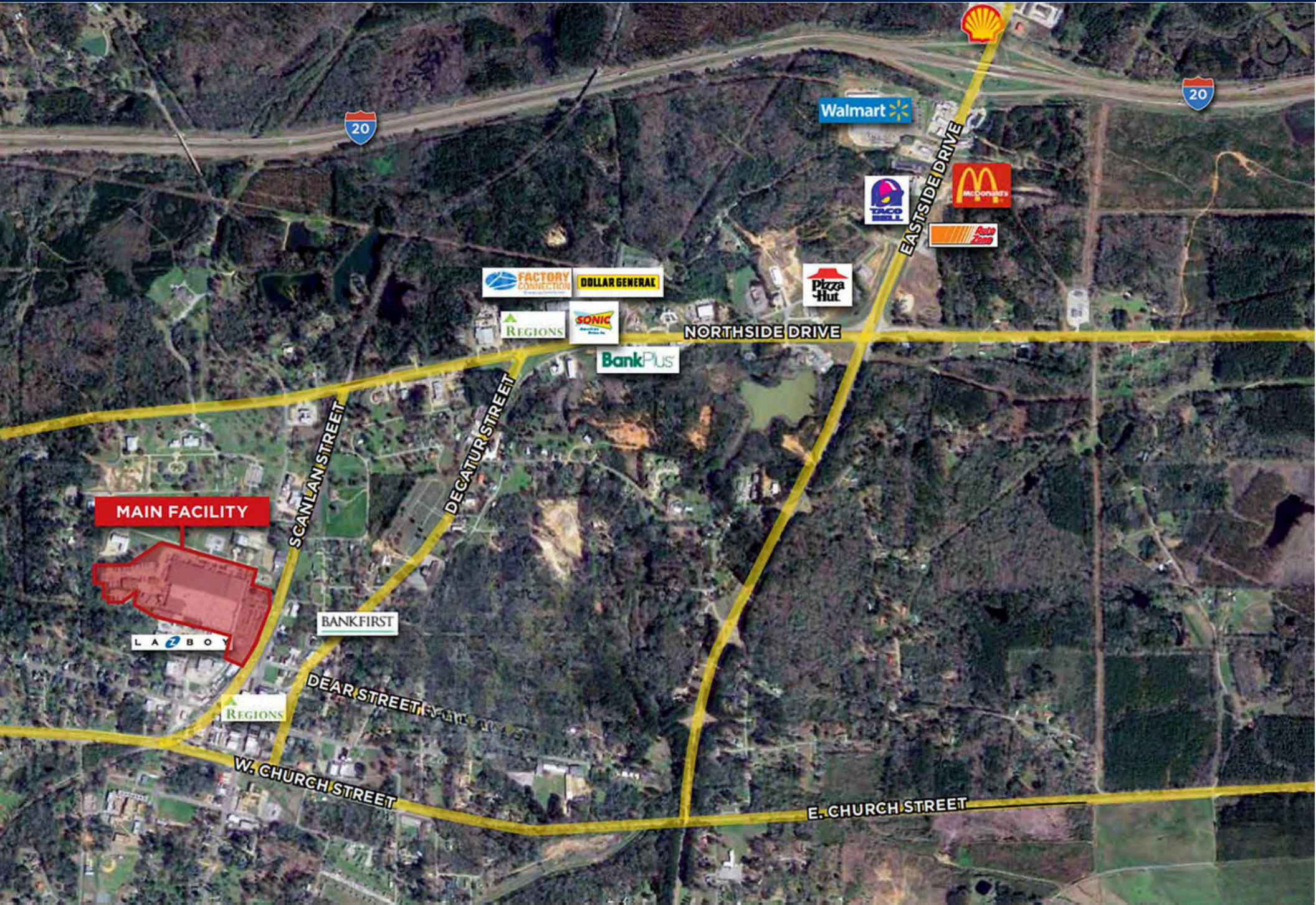


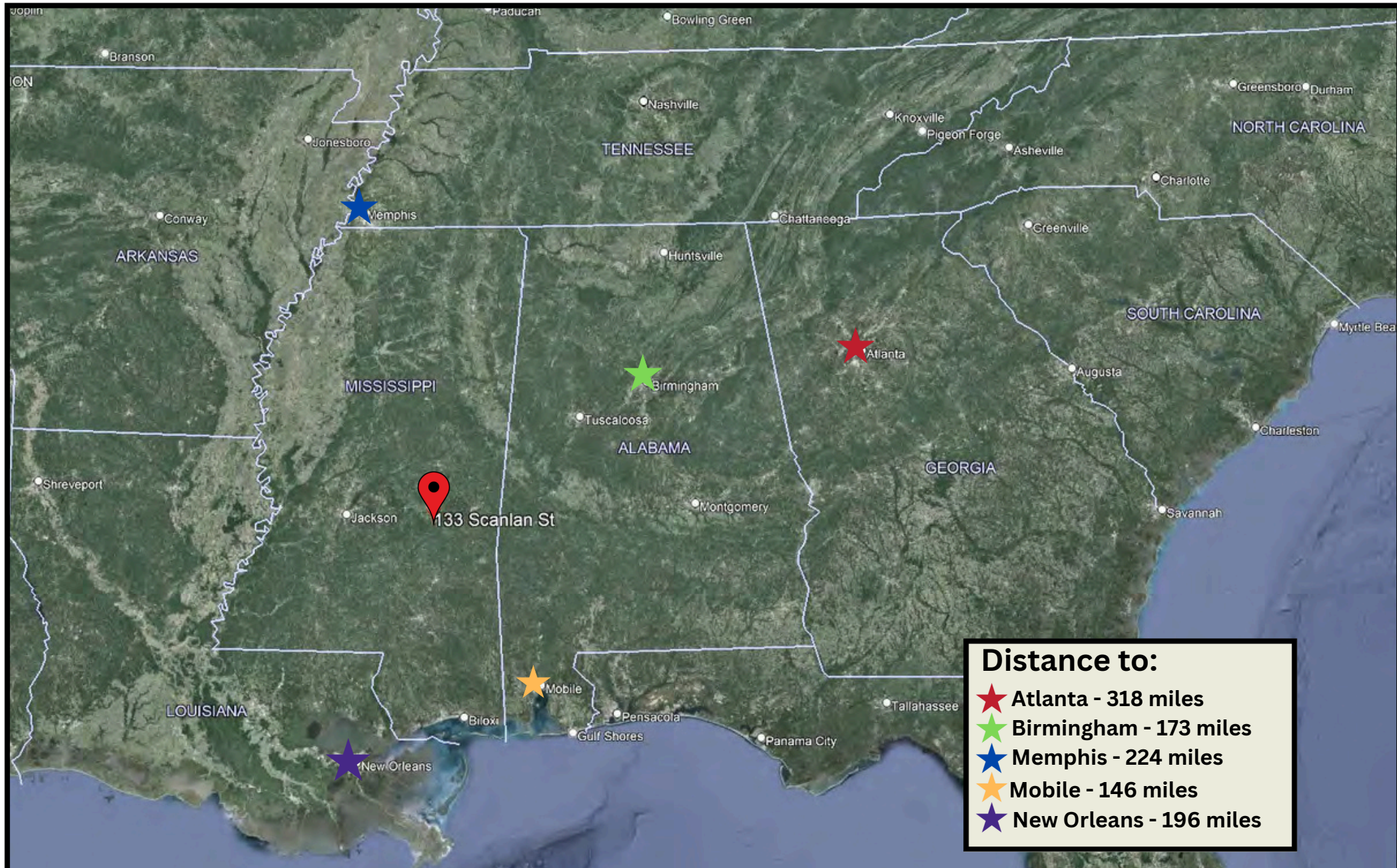












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## CONTACT

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