



1001 Industrial Park Drive - Sublease

1001 Industrial Park Drive
Clinton, Mississippi 39056

Property Overview

1001 Industrial Park Drive is available for Sublease. The property consists of a 730,000 building on a 55-acre site with 100,000 SF - 357,000 SF available for sublease. The building was built in 1972 and in 2022 the interior was 100% renovated, as well as a new roof. There are 5 dock high doors and 1 grade level door. There is the ability to add more dock doors in the future. There is a Security Guard Gate Station at the truck/delivery entrance. The property fronts I-20 (35,000 VPD), close proximity to I-55 & I-220 and less than 40 miles to the Port of Vicksburg on the MS River.

Property Highlights

- 100,000 SF - 357,000 SF Available
- Ability to expand into adjacent 373,000 SF, totaling 730,000 SF
- 55 Acre Site
- Significant Renovations in 2022
- Ceiling Height: 14'
- Security Guard Gate Station
- 5 Dock High Doors and 1 Grade Level Door
- 310 Dedicated Spaces (1,200 Parking Spaces - Property Total)
- Fronts I-20 (35,000 VPD)
- Close Proximity to I-55 & I-220
- Less than 40 Miles to the Port of Vicksburg (MS River)
- Primary Rail: Kansas City Southern Railway (KCS)
- Rail Functionality will Require the Appropriate Approvals & Reactivation by KCS
- Fully Cooled to 75 degrees

For More Information

Micah McCullough, CCIM, SIOR
Alex Wilson



Location Description

The property is located in the Clinton Industrial park, has I-20 frontage and near I-55 and I-220. The building is less than 40 miles to the Port of Vicksburg.

The building also has visibility from Interstate 20 with signage opportunities.

Clinton is a part of the Crossroads of the South, Jackson's Metro Area. The property is located within 500 miles of approx. 40% of the U.S. Population.

- 395 Miles from Dallas (5 Hour 30 Minute Drive)
- 390 Miles from Atlanta (5 Hour 45 Minute Drive)
- 190 Miles from New Orleans (2 Hour 45 Minute Drive)
- 200 Miles from Memphis (3 Hour Drive).

Clinton is Close to Several Ports.

- 190 Miles from The Port of Mobile (3 Hour Drive)
- 200 Miles from The Port of Gulfport (3 Hour Drive)
- 194 Miles from The Port of New Orleans (2 Hour 50 Minute Drive)
- 32 Miles from The Port of Vicksburg (40 Minute Drive)

Location Details

Market	Jackson Metro Area
County	Hinds
Market Type	Tertiary
Nearest Highway	I-20 (35,000 VPD)
Nearest Airport	JAN (Jackson Medgar Evars International Airport)
Nearest Port	Vicksburg
Distance to I-55/I-20 Crossover	14 miles (15 minute drive)

Property Information

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	I-2
Lot Size	55 Acres

Building Information

Building Size	730,000 SF
Occupancy %	50.0%
Tenancy	Multiple
Ceiling Height	14 ft
Minimum Ceiling Height	14 ft
Number of Floors	1
Average Floor Size	357,000 SF
Year Built	1972
Year Last Renovated	2022
Warehouse %	97.0%
Framing	Steel
Roof	3 Year Old Flat-Roof TPO with 2" poly-iso insulation with 20-Year warranty.
Free Standing	Yes
Foundation	Concrete
Exterior Walls	Tilt-Up concrete panel
Security	Full security fencing around perimeter of Property
Parking Ratio	3.36
Number of Parking Spaces	1,200

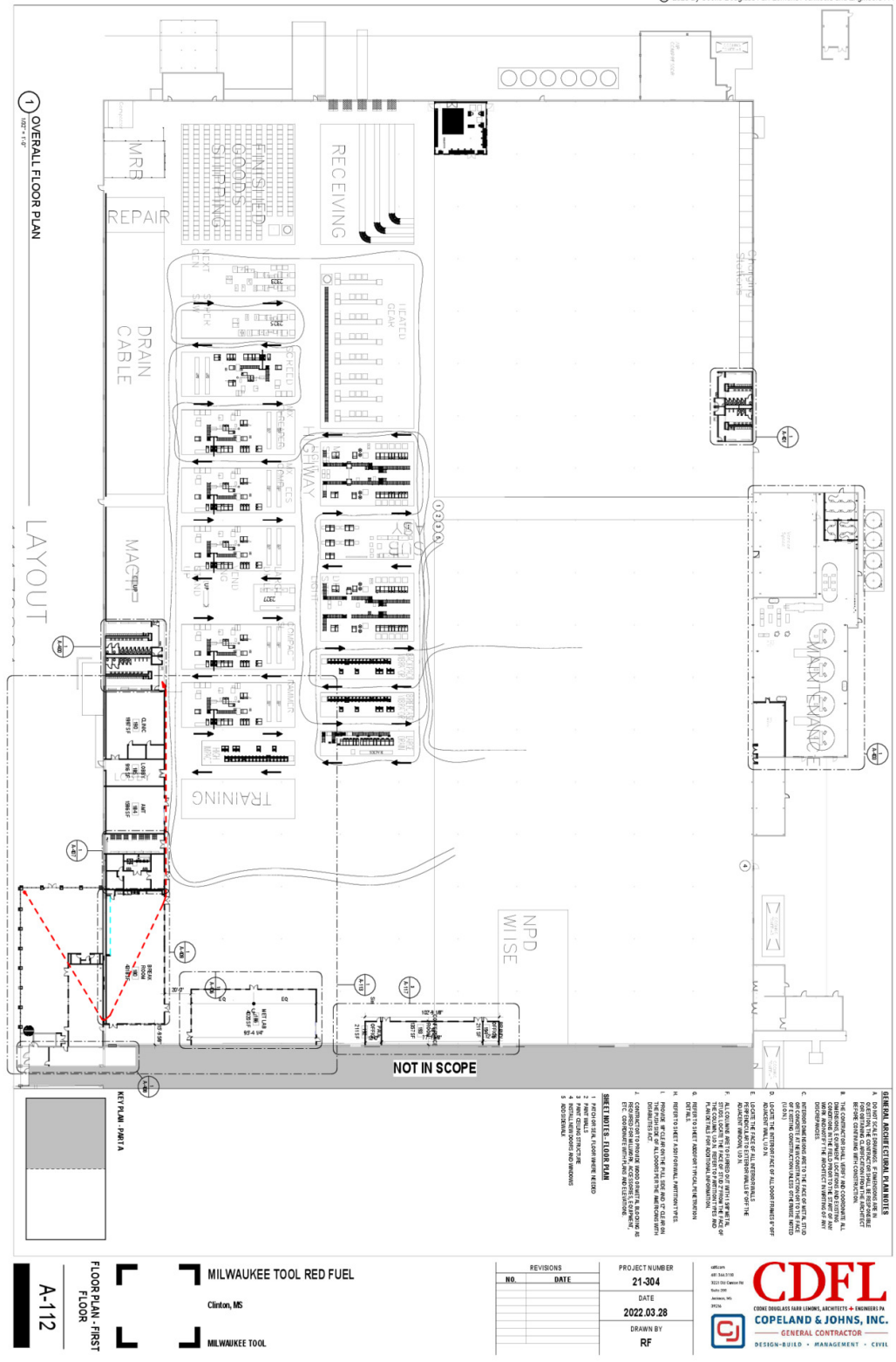
Utilities & Amenities

Power Provider	Entergy
Transformers	Two pad-mount 2500KVA, 3000 amp transformers routed to overhead 3-Phase High Voltage Primary Line MSBE1: 2,600 amp to Milwaukee Tool side, 400 amp to East side MSBE2: 3,000 amp capacity to Milwaukee Tool side
Interior Power Load	15600 amps, 480V 3-Phase
Water/Sewer Provider	City of Clinton
Internet Provider	AT&T
Restrooms	ADA Men's and Women's Restrooms with 10 stalls and 9 sinks each
Sprinkler System	Wet System up to code with IFC Section 903.3.1.1





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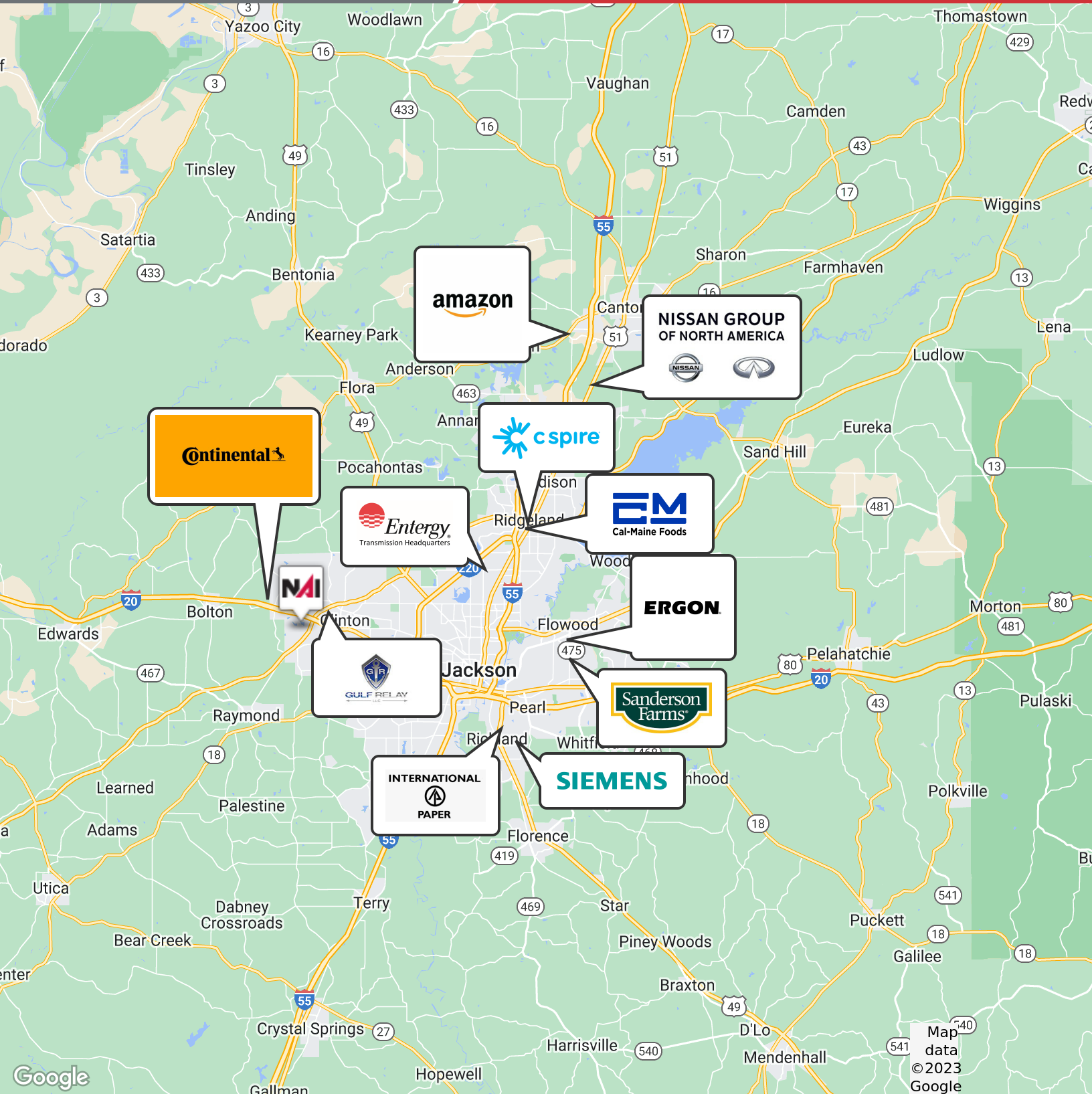


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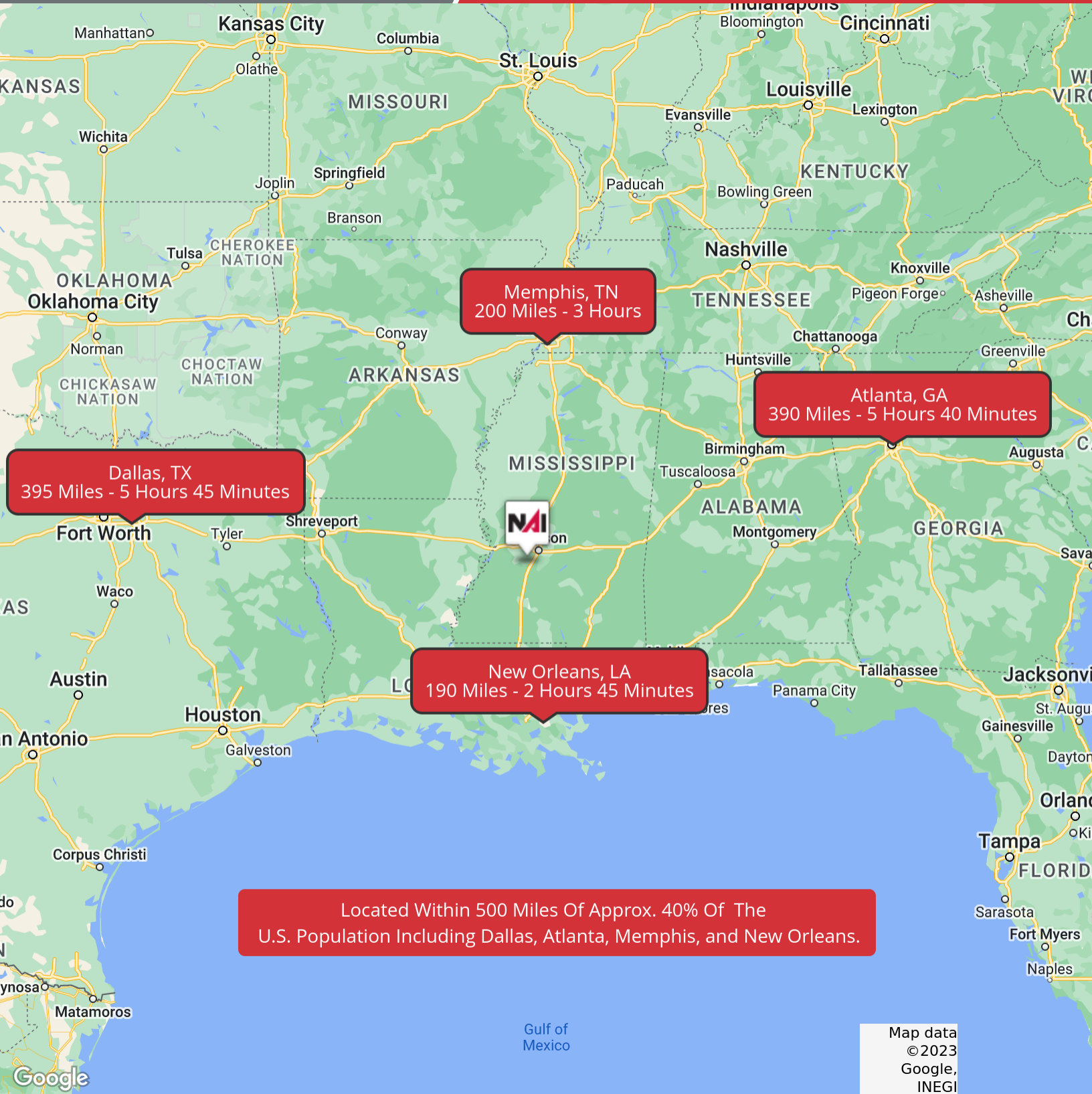


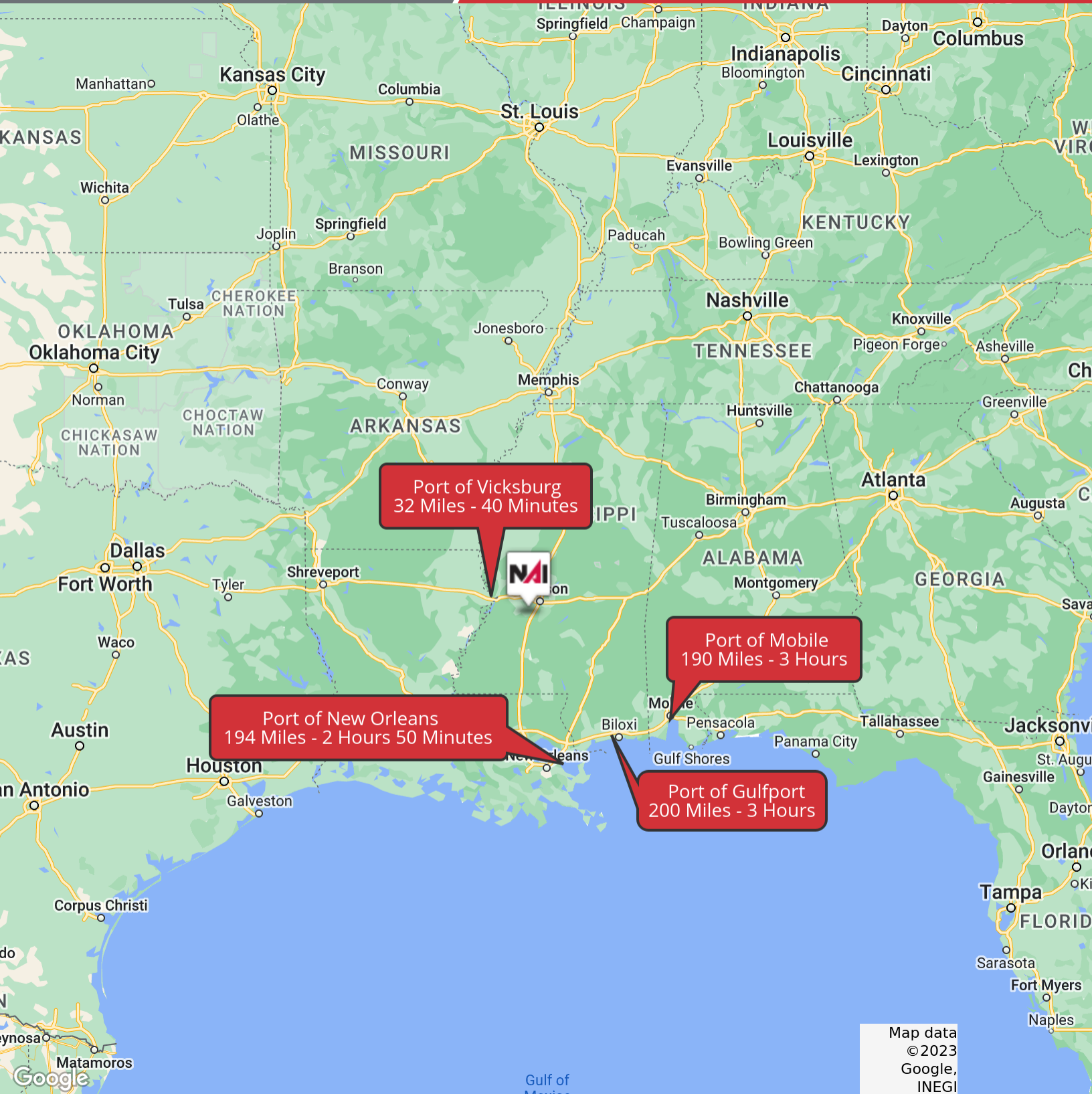


**357,000 Available
(Sublease)**

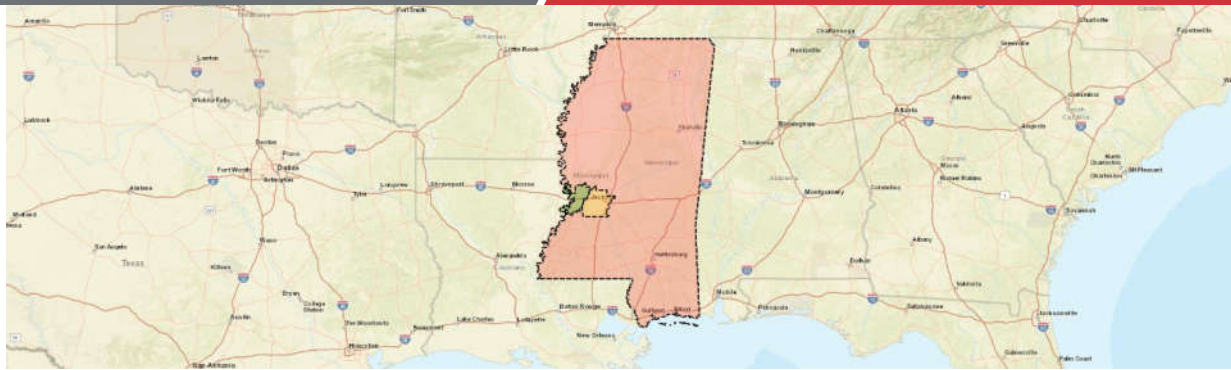
35,000 VPD

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Map data
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INEGI



Report Areas:

Warren County, MS **Hinds County, MS** **Mississippi**

2022 Labor Force (Esri)

2022 Civilian Population Age 16+ in Labor Force (Esri)	19954	110713	1346308
2022 Employed Civilian Population Age 16+ by Occupation Base (Esri)	19171	104957	1287894
2022 Occupation: Management (Esri)	1897	8780	113740
2022 Occupation: Business/Financial (Esri)	550	5332	47540
2022 Occupation: Computer/Mathematical (Esri)	346	1704	17650
2022 Occupation: Architecture/Engineering (Esri)	559	850	16479
2022 Occupation: Life/Physical/Social Science (Esri)	261	552	8355
2022 Occupation: Community/Social Service (Esri)	321	2748	25848
2022 Occupation: Legal (Esri)	162	1422	7990
2022 Occupation: Education/Training/Library (Esri)	1389	6325	83608
2022 Occupation: Arts/Design/Entertainment/Sports/Media (Esri)	261	1700	13134
2022 Occupation: Healthcare Practitioner/Technician (Esri)	1363	7541	103012
2022 Occupation: Healthcare Support (Esri)	577	5051	42677
2022 Occupation: Protective Service (Esri)	645	3311	30155
2022 Occupation: Food Preparation/Serving Related (Esri)	1272	7329	73653
2022 Occupation: Building/Grounds Cleaning/Maintenance (Esri)	648	4468	49734
2022 Occupation: Personal Care/Service (Esri)	566	1899	20953
2022 Occupation: Sales and Sales Related (Esri)	1475	9015	118812
2022 Occupation: Office/Administrative Support (Esri)	1870	12405	140439
2022 Occupation: Farming/Fishing/Forestry (Esri)	72	261	8850
2022 Occupation: Construction/Extraction (Esri)	1063	3836	71574
2022 Occupation: Installation/Maintenance/Repair (Esri)	820	3381	54053
2022 Occupation: Production (Esri)	1037	7303	108667
2022 Occupation: Transportation/Material Moving (Esri)	2017	9744	130971

Source: Esri Geoenrichment Service

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ECONOMIC ADVANTAGES



STRATEGIC LOCATION

LOCATED IN THE CENTRAL PART OF THE STATE, MAKING IT AN IDEAL LOCATION FOR MANUFACTURERS LOOKING TO ACCESS MULTIPLE MARKETS.

IT IS SITUATED NEAR TWO MAJOR INTERSTATES, I-20 AND I-55, PROVIDING EASY ACCESS TO MARKETS THROUGHOUT THE SOUTHEAST, AND CONVENIENT ACCESS TO MAJOR CITIES SUCH AS ATLANTA, DALLAS, NEW ORLEANS AND MEMPHIS.

WHY CLINTON (HINDS COUNTY)

Pro Business Environment

Hinds County has a business-friendly environment, with low taxes and minimal regulations. The state of Mississippi offers a range of incentives for businesses, including tax credits for job creation, equipment purchases, and research and development. Additionally, the Mississippi Development Authority provides technical assistance and other support services to businesses locating in the state.

Skilled Workforce

Hinds County is home to several major universities, including Jackson State University and Mississippi College, which provide a pipeline of highly skilled graduates.

Additionally, the county has a strong vocational education system, with several technical colleges offering training in skilled trades such as welding and mechanics. The workforce in Hinds County is highly trained and experienced.



POPULATION IN CLINTON

28,726

Quality of Life

Clinton offers an excellent quality of life, with low crime rates, affordable housing, and excellent schools. The city also has a range of amenities, such as parks, recreational facilities, and cultural attractions, which make it an attractive location for employees and their families.

State and Local Incentives

The state of Mississippi offers a range of incentives for businesses, including tax credits, grants, and loans. Additionally, local governments in Hinds County offer their own incentives, including tax abatements and workforce training programs. These incentives can significantly reduce the cost of doing business in Hinds County, making it an attractive location for manufacturing operations.



CLINTON, MS IS AN EXCELLENT LOCATION FOR MANUFACTURERS SEEKING A STRATEGIC LOCATION, PRO-BUSINESS ENVIRONMENT, SKILLED WORKFORCE, QUALITY OF LIFE AND ACCESS TO RESOURCES.

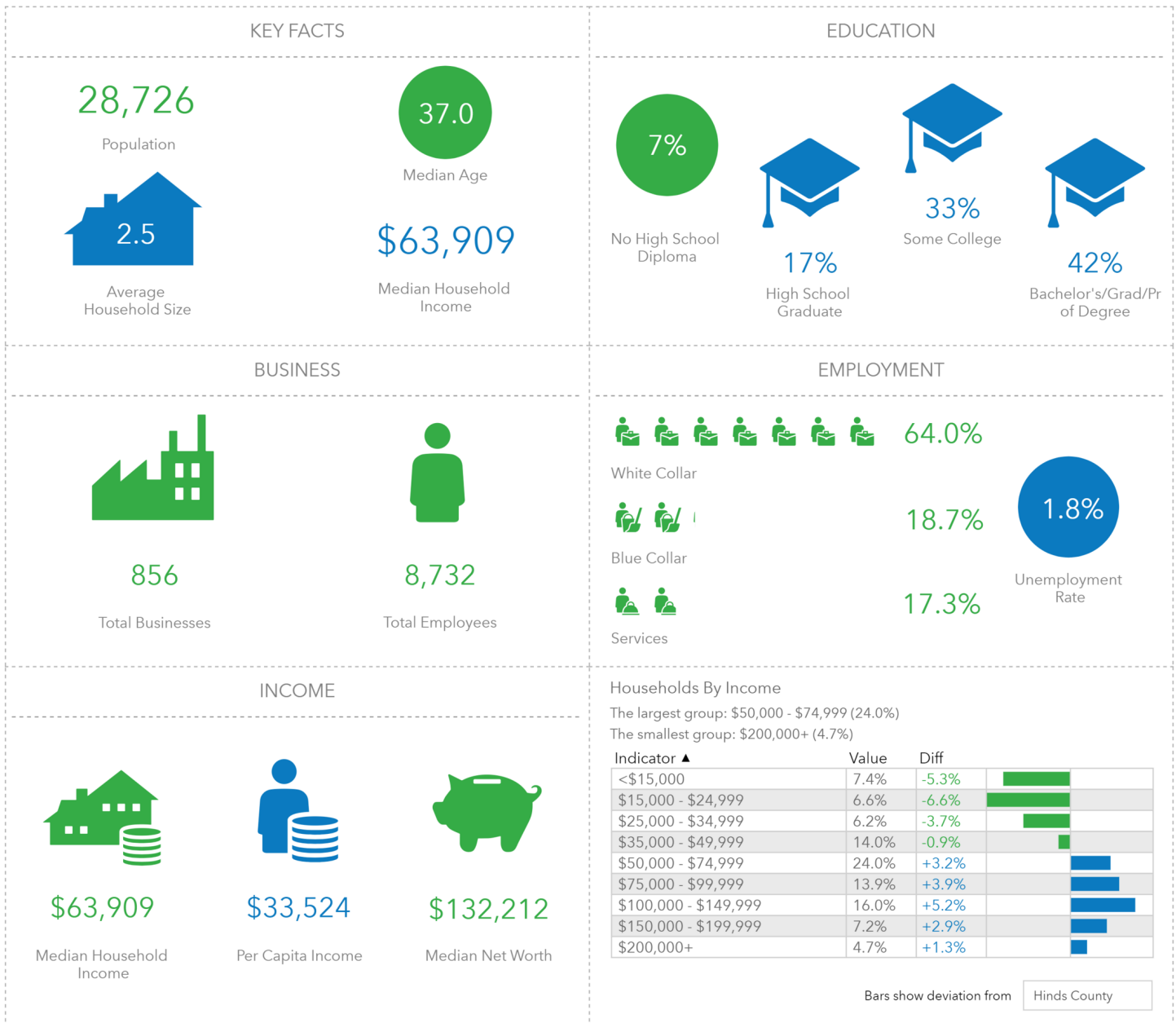
Clinton, MS - Key Facts

39056 (Clinton)
39056 (Clinton)
Geography: ZIP Code

Prepared by NAI UCR Properties

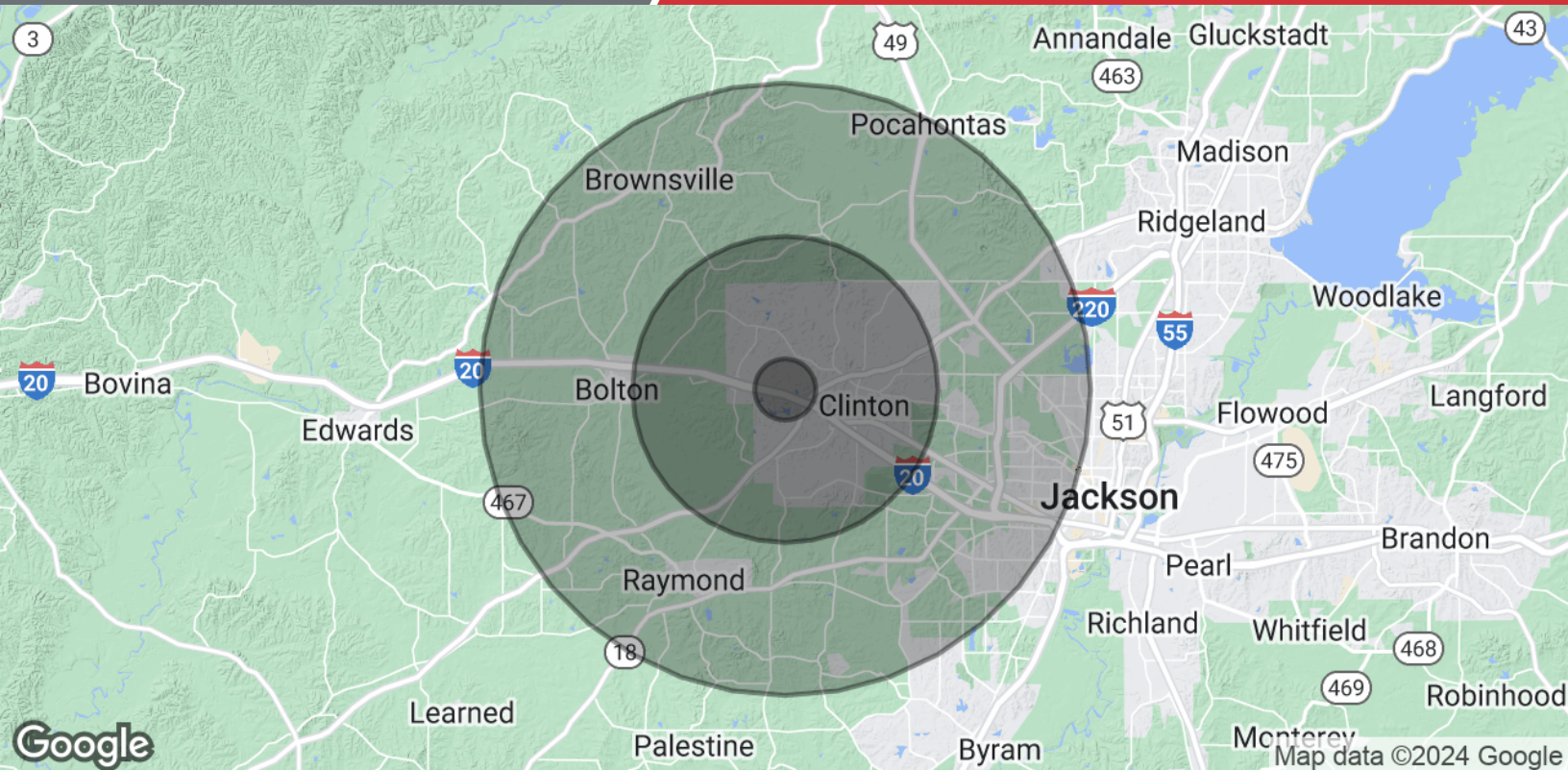
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Population	1 Mile	5 Miles	10 Miles
Total Population	675	27,673	118,319
Average Age	36.1	35.6	34.9
Average Age (Male)	30.5	33.7	33.3
Average Age (Female)	42.4	38.2	37.5
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	276	11,180	50,341
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$66,877	\$68,949	\$47,305
Average House Value	\$214,457	\$172,474	\$105,782

* Demographic data derived from 2020 ACS - US Census