

For More Information:

CLAY SHORT

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Industrial Property For Lease

130 N College Street, Pontotoc, MS 38863

COLLEGE STREET WAREHOUSE



324 Troy Street
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662.842.8283

www.trirealestate.net



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OFFERING SUMMARY

Available SF:	47,000 SF
Lease Rate:	\$3.00 SF/yr (NNN)
Lot Size:	4.23 Acres
Year Built:	1987
Building Size:	47,000 SF

PROPERTY OVERVIEW

This 47,000 SF sprinkled metal building situated on 4.3 acres is well-suited for warehousing, distribution, and light industrial operations. The building includes three (3) offices, two (2) restrooms, three (3) 8' x 10' dock-high doors on the west side, three (3) 9' x 10' dock-high doors on the north side, providing efficient dual loading and unloading access points and also includes one (1) grade-level door and one (1) low-boy van dock.

The warehouse is illuminated with fluorescent lighting and offers clear heights of 16' to 20' at the sidewalls and up to 28' at the center. The north side of the property features a 100' x 200' concrete pad with direct grade-level access to the building, ideal for additional parking, trailer staging, or outdoor storage.

LOCATION OVERVIEW

Located just 0.15 miles from West Oxford Street, offering connectivity to the primary transportation corridors serving the surrounding North Mississippi region. State Hwy 278 and State Hwy 6 are located approximately 1.5 miles from the property, providing convenient east-west access. State Hwy 15 is approximately 1.2 miles away, offering direct north-south access and State Hwy 9 linking Pontotoc to New Albany and central Mississippi markets.

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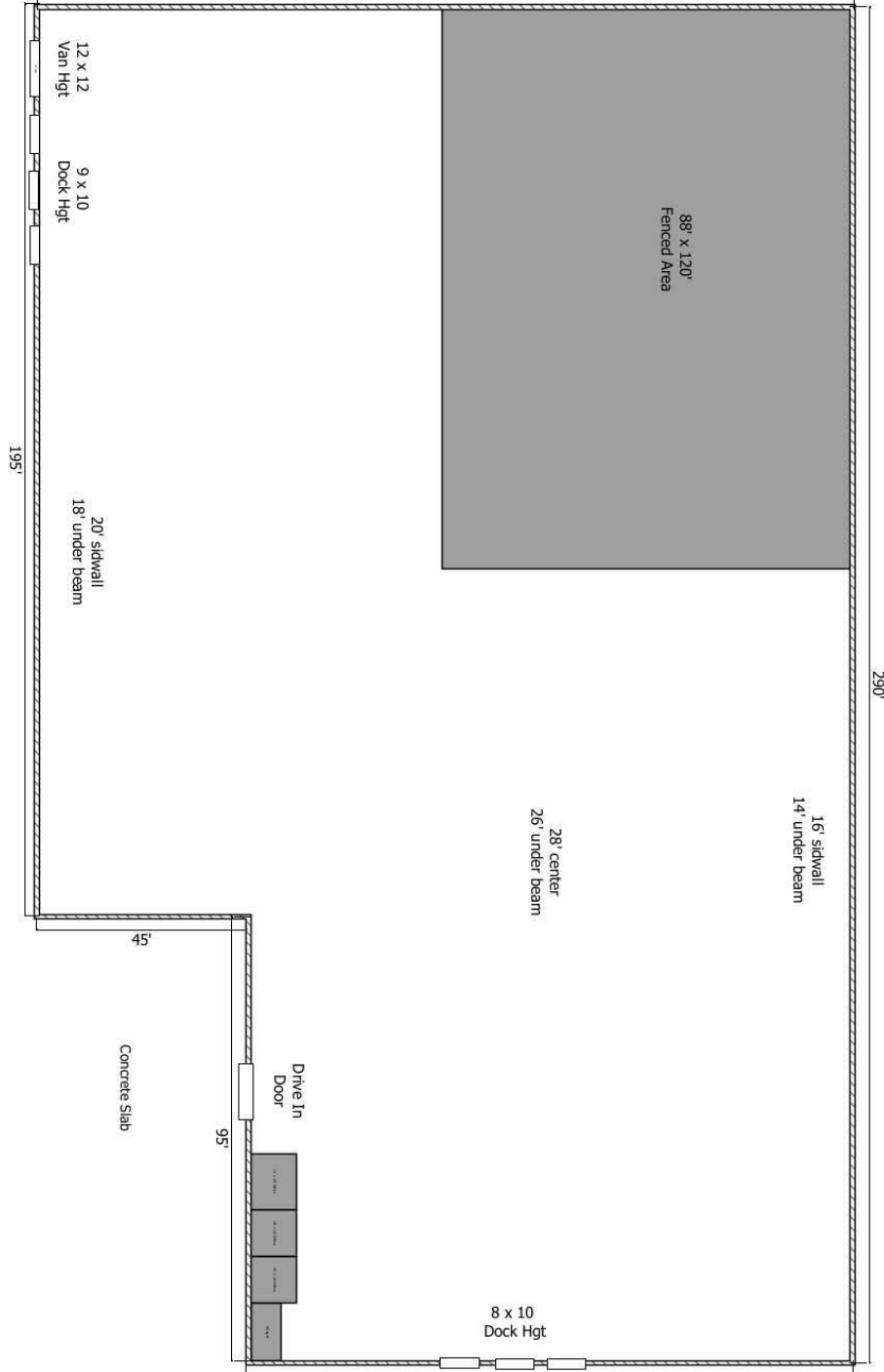
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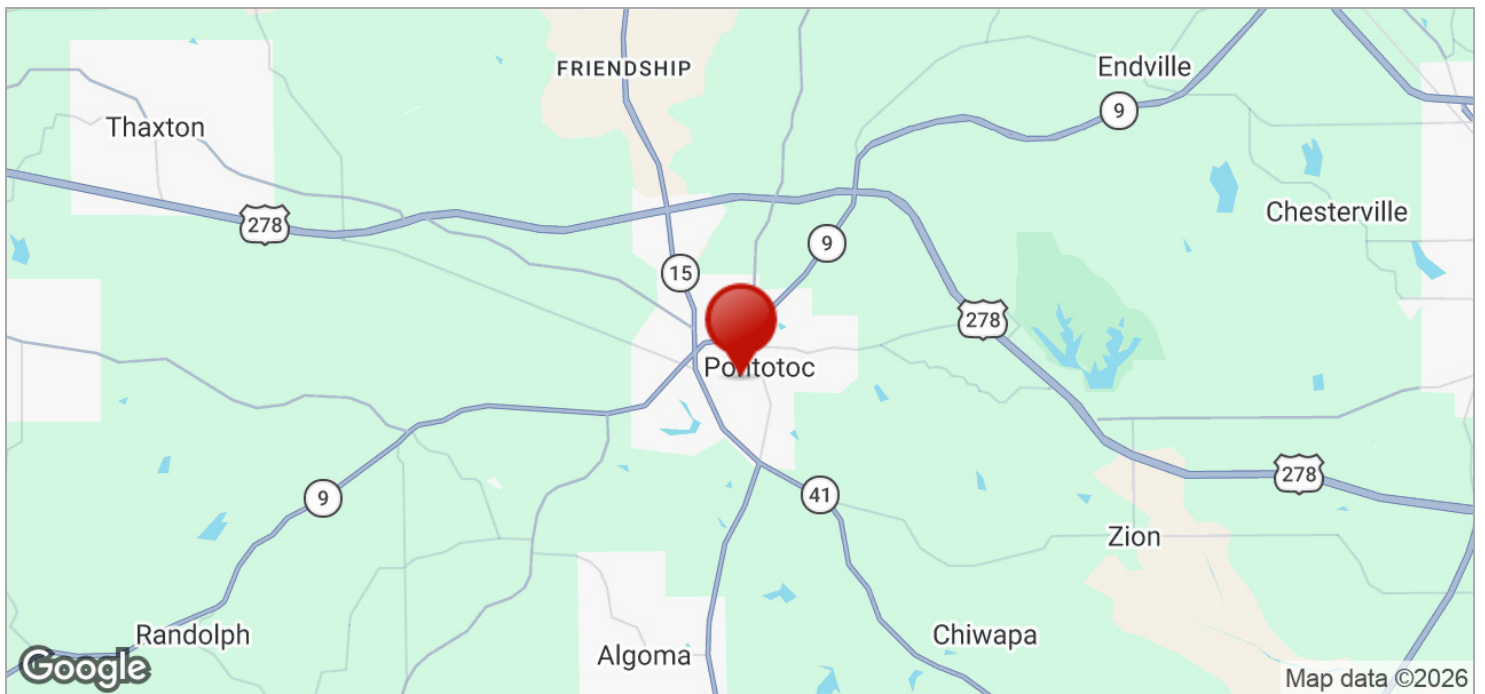
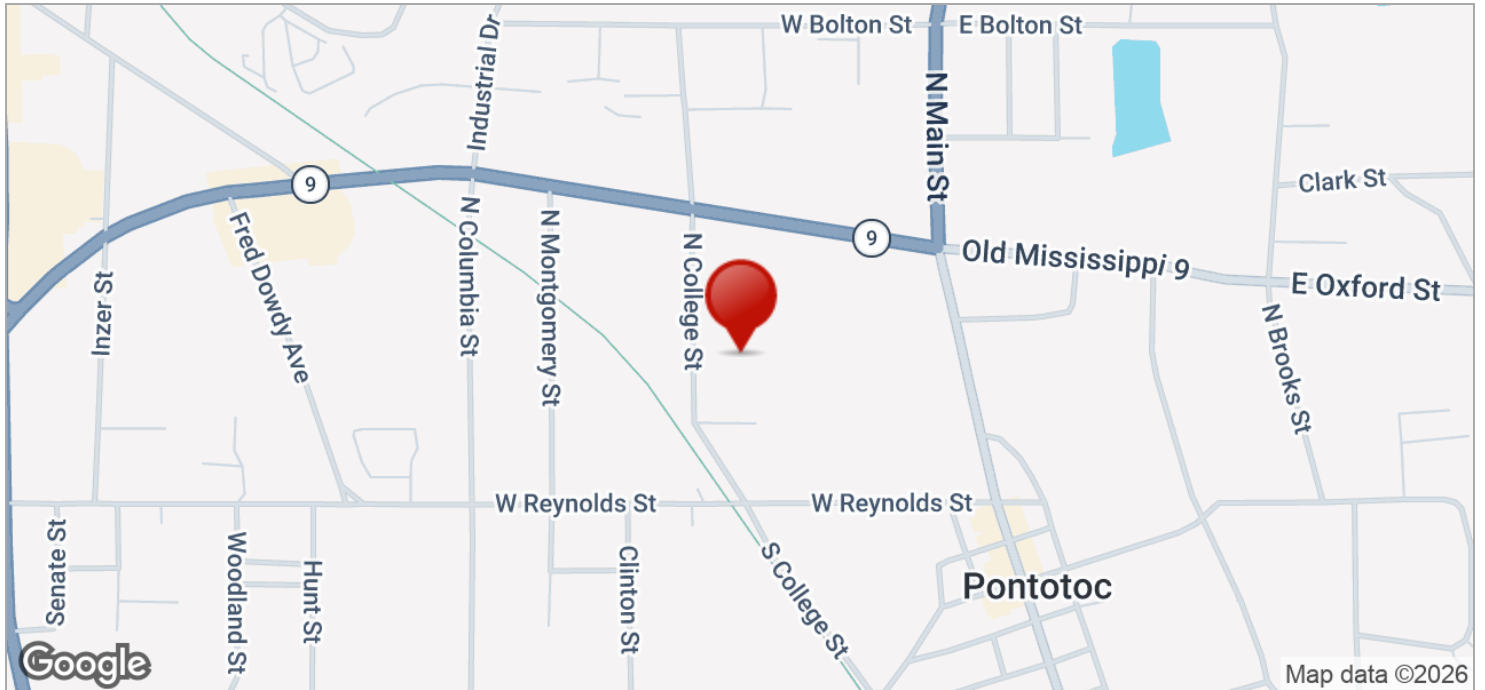
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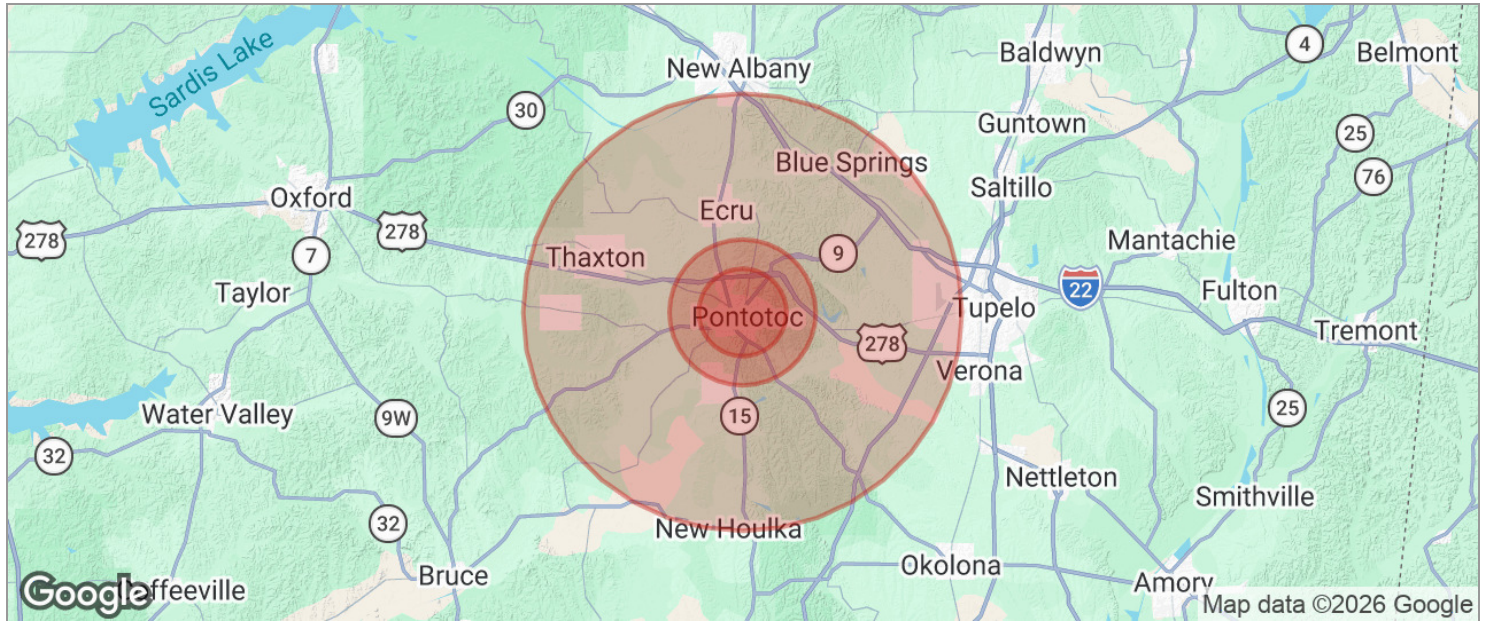
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POPULATION	3 MILES	5 MILES	15 MILES
TOTAL POPULATION	6,744	10,062	58,884
MEDIAN AGE	35.2	36.5	37.4
MEDIAN AGE (MALE)	34.2	34.7	37.2
MEDIAN AGE (FEMALE)	33.2	35.7	38.8
HOUSEHOLDS & INCOME	3 MILES	5 MILES	15 MILES
TOTAL HOUSEHOLDS	2,366	3,631	22,195
# OF PERSONS PER HH	2.9	2.8	2.7
AVERAGE HH INCOME	\$68,792	\$70,618	\$82,990
AVERAGE HOUSE VALUE	\$169,688	\$168,728	\$196,735

* Demographic data derived from 2020 ACS - US Census

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