



FOR LEASE | **307,094 SF**
431 E MONROE AVE | **OKOLONA, MS**

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PHOENIX
INVESTORS

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PROPERTY DETAILS

431 E MONROE AVE | OKOLONA, MS

AVAILABLE SPACE	307,094 SF
BUILDINGS	3
DOCK DOORS	68
CLEAR HEIGHT	10' - 25'
COLUMN SPACING	30' x 67'
ROOF	Metal
YEAR BUILT	1985
YEAR RENOVATED	2008
POWER	7500 kVA
PARKING	400 Standard 125 Trailer
LAND AREA	51.6 Acres
ZONING	I-1: Industrial District

PROPERTY HIGHLIGHTS



~12 UNITS (RTU)



CROSS DOCKED



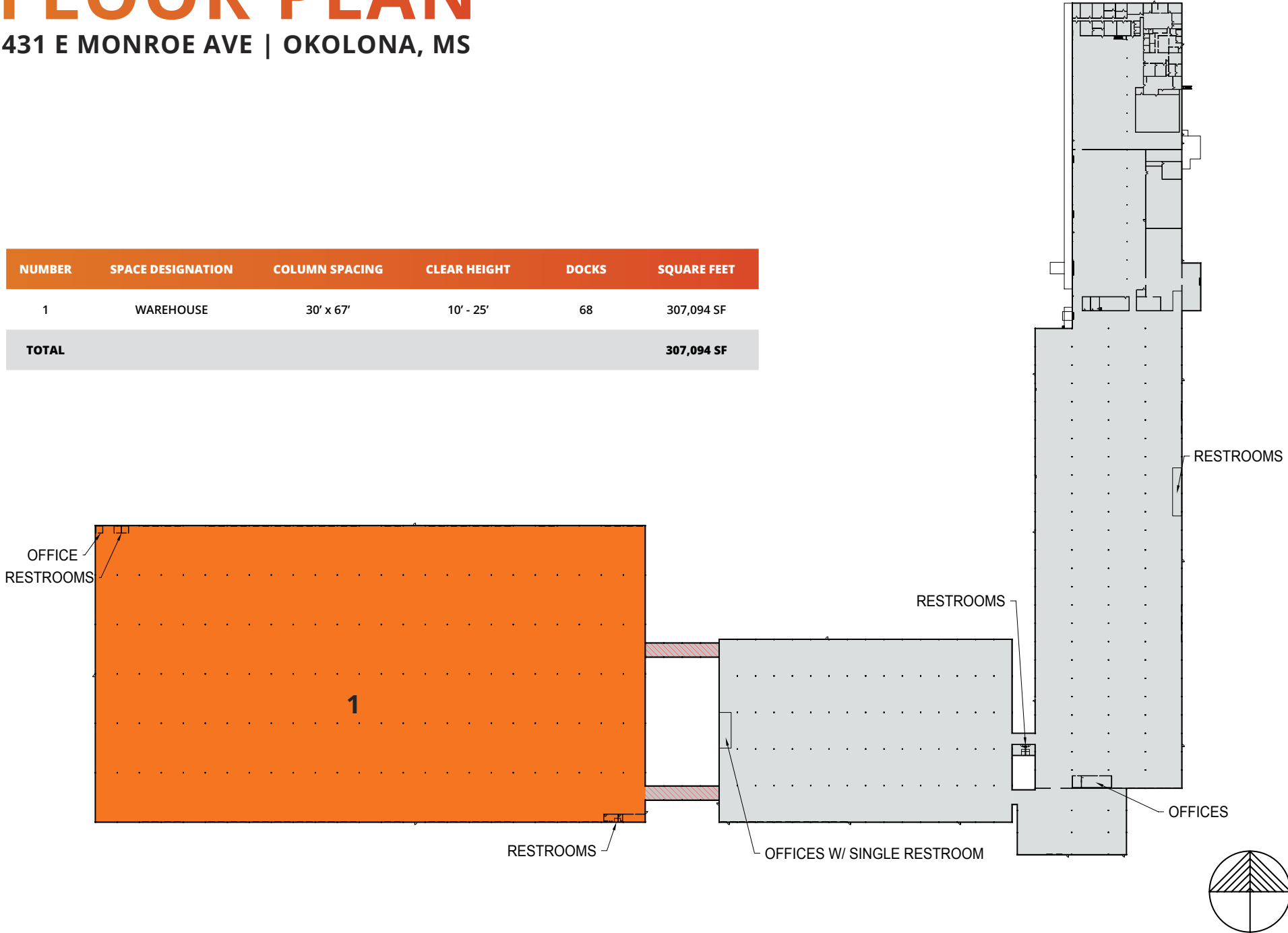
AMPLE TRAILER PARKING & LAYDOWN YARD



FLOOR PLAN

431 E MONROE AVE | OKOLONA, MS

NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	DOCKS	SQUARE FEET
1	WAREHOUSE	30' x 67'	10' - 25'	68	307,094 SF
TOTAL					307,094 SF



LOCATION MAP

431 E MONROE AVE | OKOLONA, MS

I-22	24 MILES
BIRMINGHAM, AL	133 MILES
MEMPHIS, TN	135 MILES
HUNTSVILLE, AL	162 MILES
NASHVILLE, TN	239 MILES

