

556

MATTHEWS DR
CANTON, MS 39046



CBRE FOR LEASE OR SALE



Property Details

Ongoing building improvements are designed to refresh the property and enhance the tenant experience. In addition, the campus offers a rare opportunity to scale up to 308,500 SF through available space in the building and neighboring properties, allowing ownership to customize expansion options based on tenant requirements.

Asking Rate:	Square Feet:	Docks:
\$5.50-\$6.50 NNN	22,000	4 (Four)
Sell Price:	Office Square Feet:	Drive-Ins:
Contact Broker	+/- 1,000	3 (Three)
Year Built:	Clear Height:	Laydown Yard:
1980	22'	Available
Class:	Column Spacing:	Possession:
B		Available



556
MATTHEWS DR

512 Matthews

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555 Matthews



Madison County, Mississippi: One of the Jackson MSA's Fastest- Growing and Most Affluent Submarkets.

The property's location in rapidly growing Madison County places it within close proximity to several major economic drivers. The Nissan Motor Manufacturing Facility, a \$1.4 billion investment and one of Mississippi's largest employers, is located just minutes away and supports approximately 6,400 workers.

Additionally, the area has experienced significant industrial and logistics growth with the development of major distribution, fulfillment, and technology facilities, including Amazon's multi-million-square-foot fulfillment operations and large-scale data center investments in Canton and the surrounding Ridgeland market. With immediate access to Interstate 55 and strong connectivity to the broader Southeast region, 556 Matthews Road is ideally positioned to benefit from the area's continued population, employment, and economic growth.



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