

PRE-LEASING NOW

PINPOINT



EAST MARKETRIDGE BUSINESS PARK

105 EAST MARKET RIDGE, RIDGELAND, MS 39157

For More Information

SAM COX

601.586.3220

sam@pinpointcres.com

190 EAST CAPITOL STREET | JACKSON, MS 39201 | 601.586.3220 | PINPOINTCRES.COM

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OFFERING SUMMARY

Lease Rate:	Available upon request
Building Size:	84,000 SF
Available SF:	3,000 - 84,000 SF
Lot Size:	8.9 Acres
Zoning:	TIP (Technical Industrial Park District)
Market:	Ridgeland
Submarket:	220 Business Park

PROPERTY OVERVIEW

Pinpoint Commercial Real Estate is proud to present this proposed Industrial Development located in the 220 Business Park located in Madison, County. This proposed development is intended to deploy four (4) 21,000 SF flex buildings with grade level and dock doors in the rear. The ceilings are designed to have a clear height of 24' and the minimum divisibility of each building is 3,000 SF. This development can be redesigned for a specific user based off their needs. For more information, please contact Sam Cox @ 601.586.3220.

PROPERTY HIGHLIGHTS

- Proposed Industrial Development
- Pre-Leasing Now
- 220 Business Park
- Madison County
- 0.4 Miles from New UPS Distribution Complex

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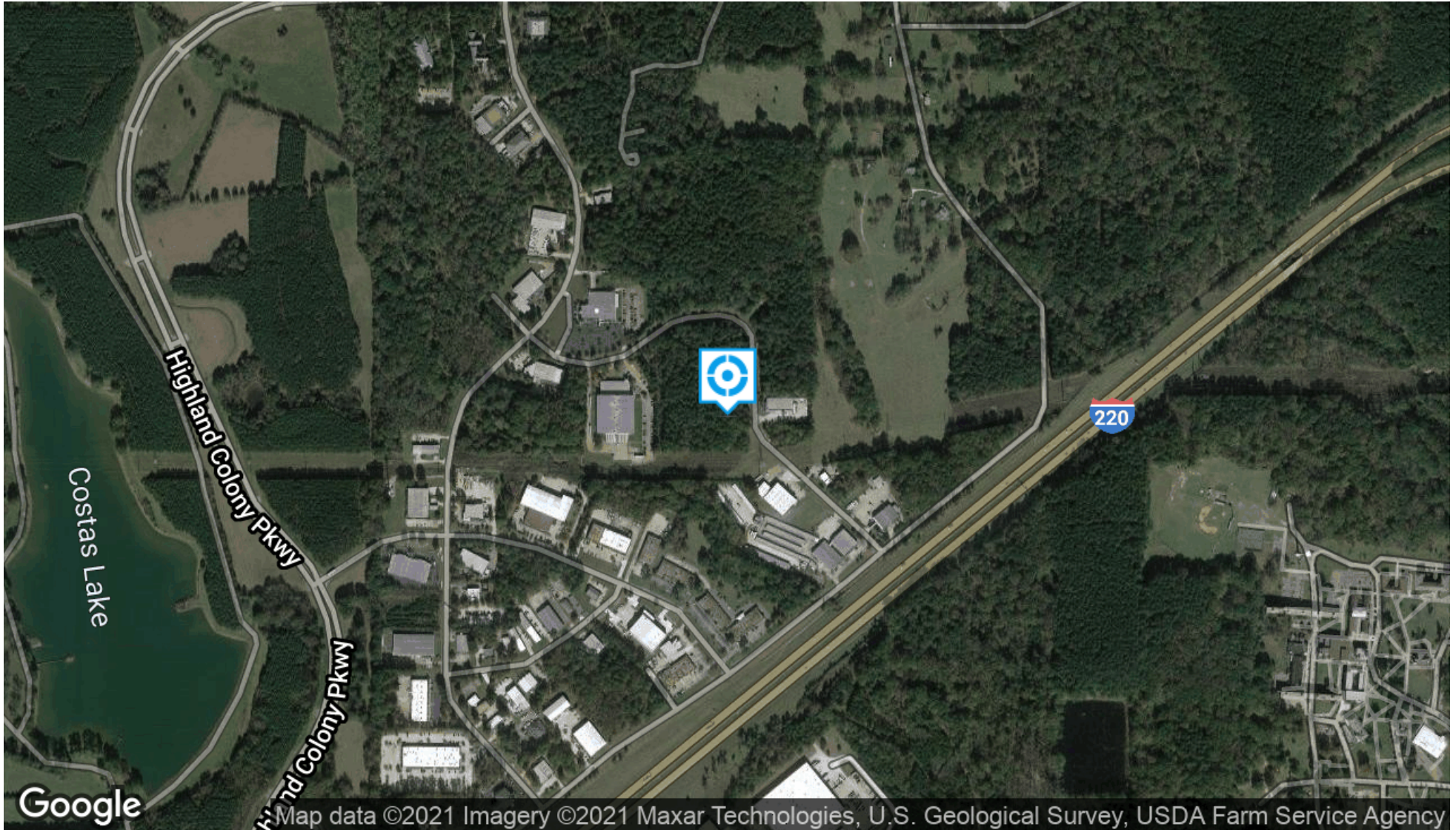
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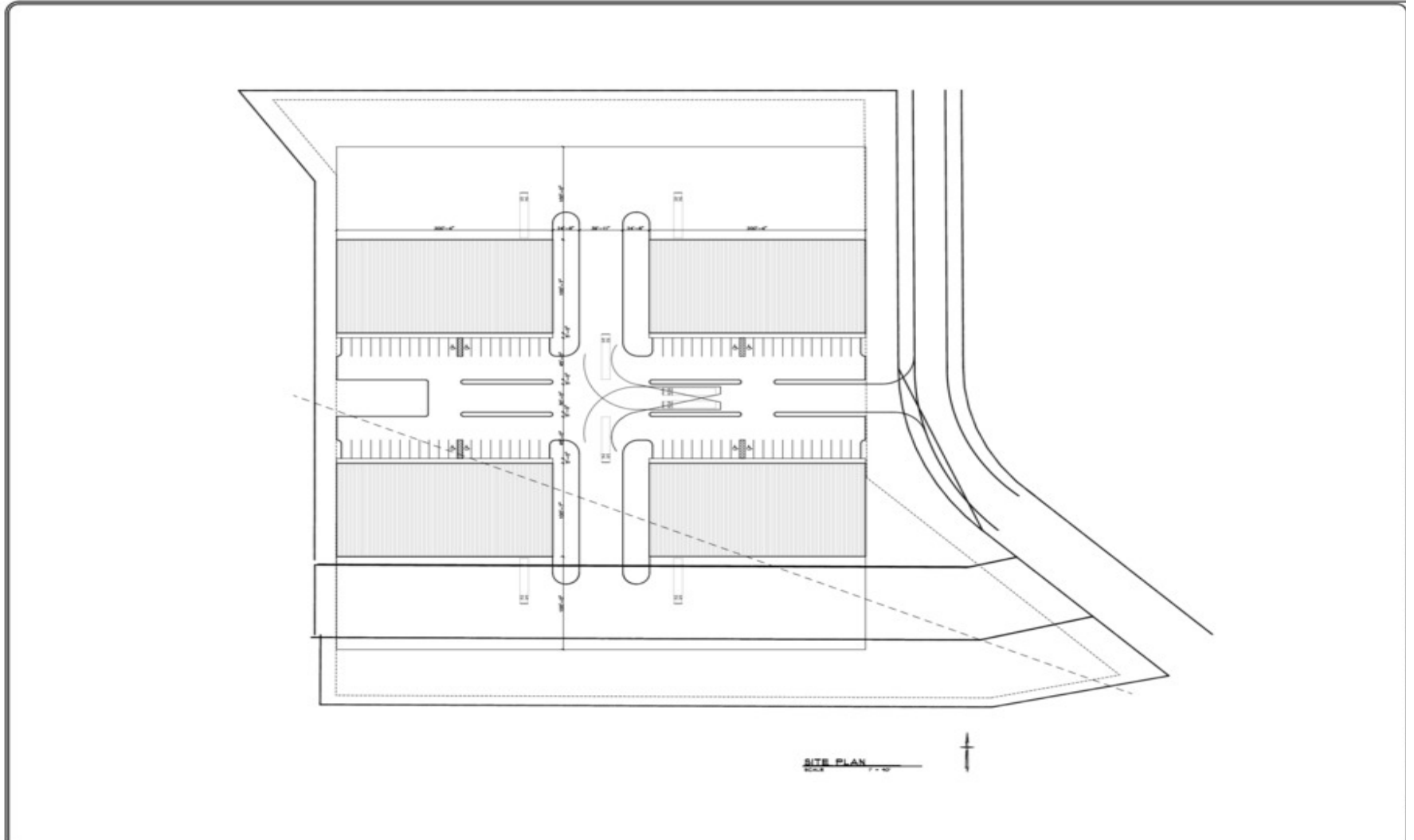
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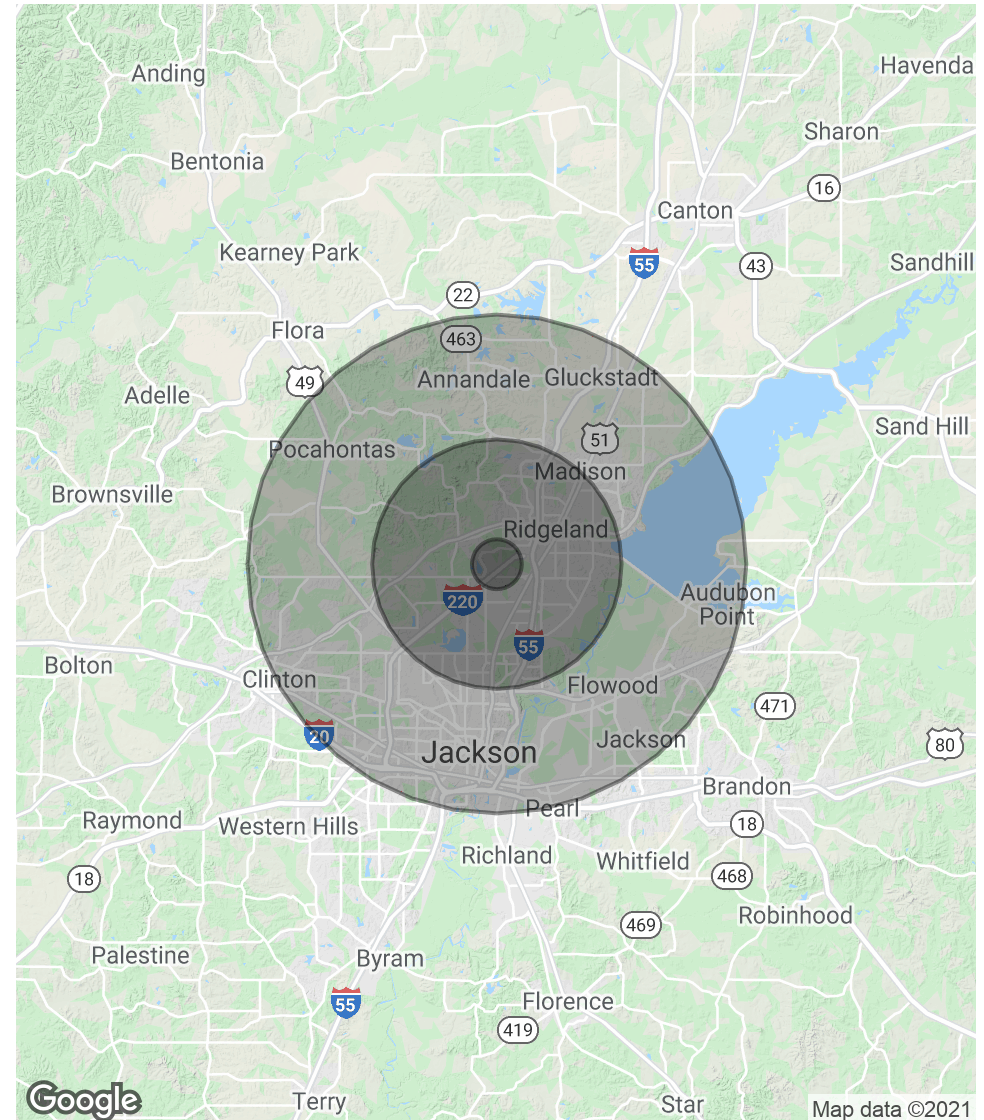
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,077	89,702	247,744
Average age	41.0	35.6	34.4
Average age (Male)	42.9	34.7	33.3
Average age (Female)	39.1	36.5	35.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	790	35,469	94,327
# of persons per HH	2.6	2.5	2.6
Average HH income	\$84,681	\$70,474	\$65,885
Average house value	\$159,830	\$202,727	\$187,391

* Demographic data derived from 2010 US Census



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SAM COX

President

sam@pinpointcres.com

Direct: 601.586.3220

PROFESSIONAL BACKGROUND

Sam is the founder and president of Pinpoint Commercial Real Estate. Sam has built a large portfolio of clients with a primary goal to exceed their expectation in a reputable and professional manner. Sam is one of Mississippi's top producers, having completed over 100 million in real estate transactions.

His specialties include occupancy solutions for Landlords, representing Tenants in complex lease transactions, advising clients on site selection, acquisition/disposition of income producing property, assisting special servicers/lenders with non-performing assets, build-to-suit's, & third-party asset management.

Sam's attention to detail and ability to solve problems help clients make better decisions related to their real estate needs. Sam has been fortunate to have gain the trust of local, regional and national developers that see the value Sam brings to the process. Sam is a member of St. Joesph's Catholic Church in Gluckstadt, MS.

EDUCATION

B.S. degree in Geological Engineering from the University of Mississippi

M.B.A. degree from Millsaps College

MEMBERSHIPS

International Council of Shopping Centers (ICSC)

Urban Land Institute (ULI)

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