

For More Information:

CLAY SHORT

662.231.4262

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Flex Building For Lease

319 South Broadway Street, Tupelo, MS 38804

RUSTIC DOWNTOWN FLEX SPACE - RETAIL OR OFFICE



324 Troy Street
Tupelo, MS 38804
662.842.8283

www.trirealestate.net



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RUSTIC DOWNTOWN FLEX SPACE - RETAIL OR OFFICE



OFFERING SUMMARY

| | |
|-----------------------|------------------------|
| Available SF: | 7,500 SF |
| Lease Rate: | \$16.00 SF/yr (NNN) |
| Year Built: | 1920 |
| Building Size: | 7,500 SF |
| Zoning: | Mixed-Use Downtown |

PROPERTY OVERVIEW

Rustic downtown flex space which could be utilized by office users, retailers, or even those needing a small warehouse / shop area . Space is 83' x 90' including small offices, a restroom, and 7,000 SF of open floor space with high ceilings (15'), and exposed brick and beams. This highly adaptable space also features a glass storefront area and a 12 ' x 12' overhead door. Other attractive features include LED lighting and concrete floors ready for a variety of finishes. This space offers plenty of historic downtown ambiance with the exposed structure elements that have become popular features of downtown businesses. Owner will consider Tenant Improvement Allowance ro Finish-to-Suit services for credit-worthy tenants.

LOCATION OVERVIEW

Located in the heart of the Lee County Central Business District in historic downtown Tupelo, Ms. Neighbors include the headquarters for BancorpSouth and Renasant Banks among other professional office users, restaurants, and retailers.

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662.620.7211
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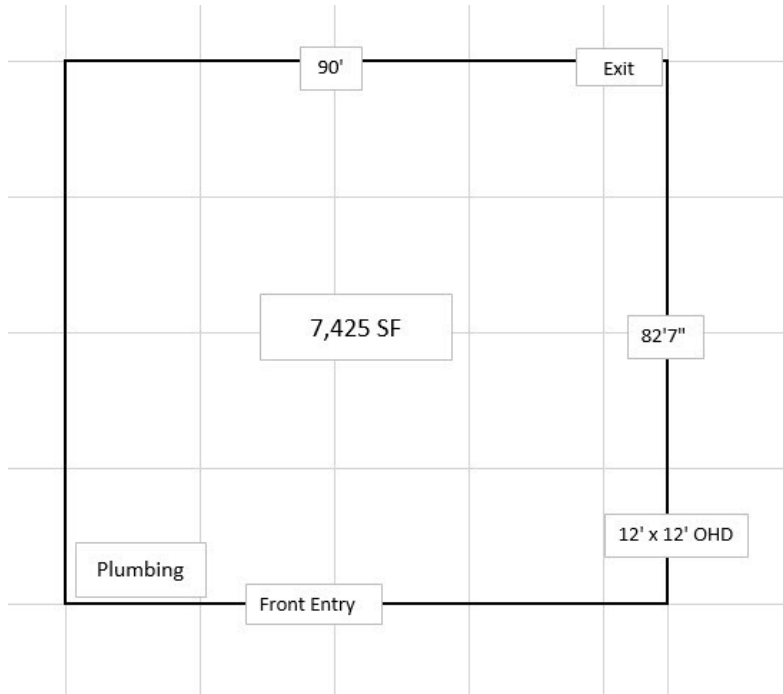
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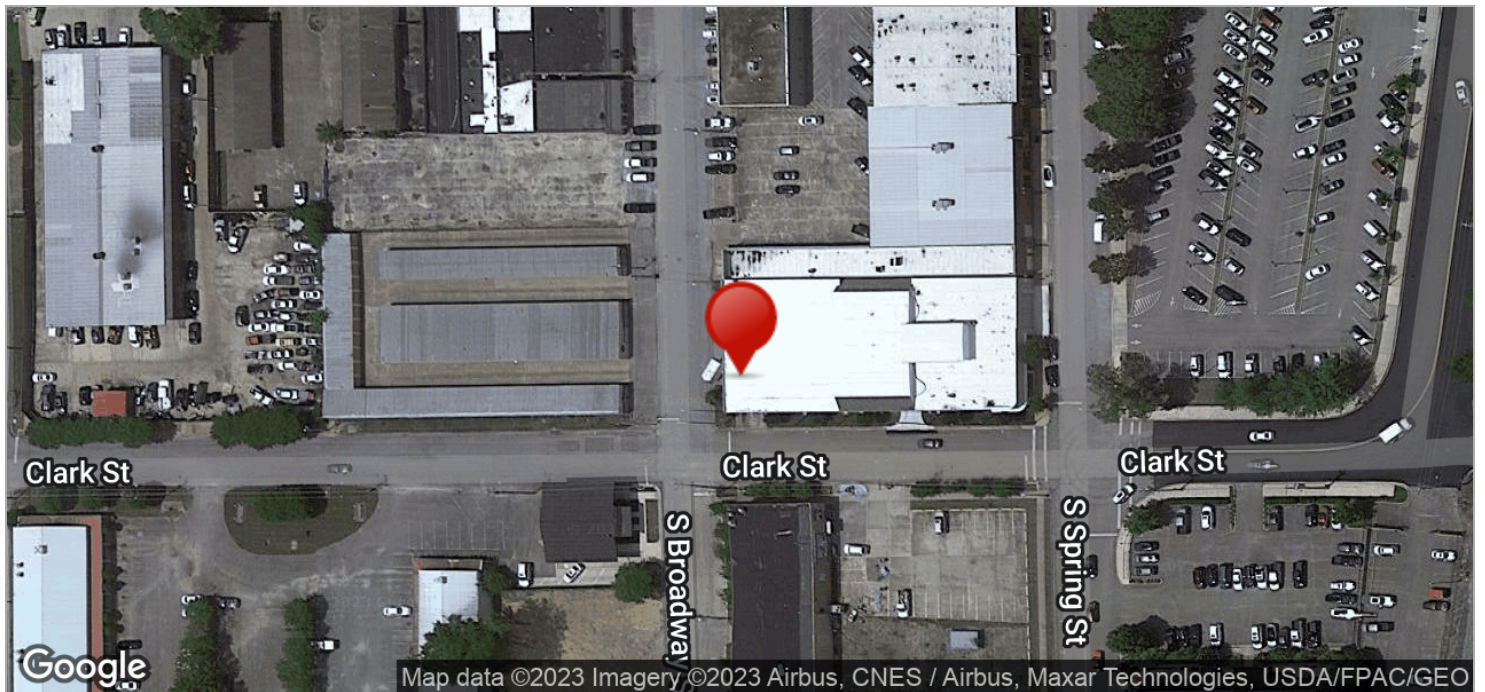
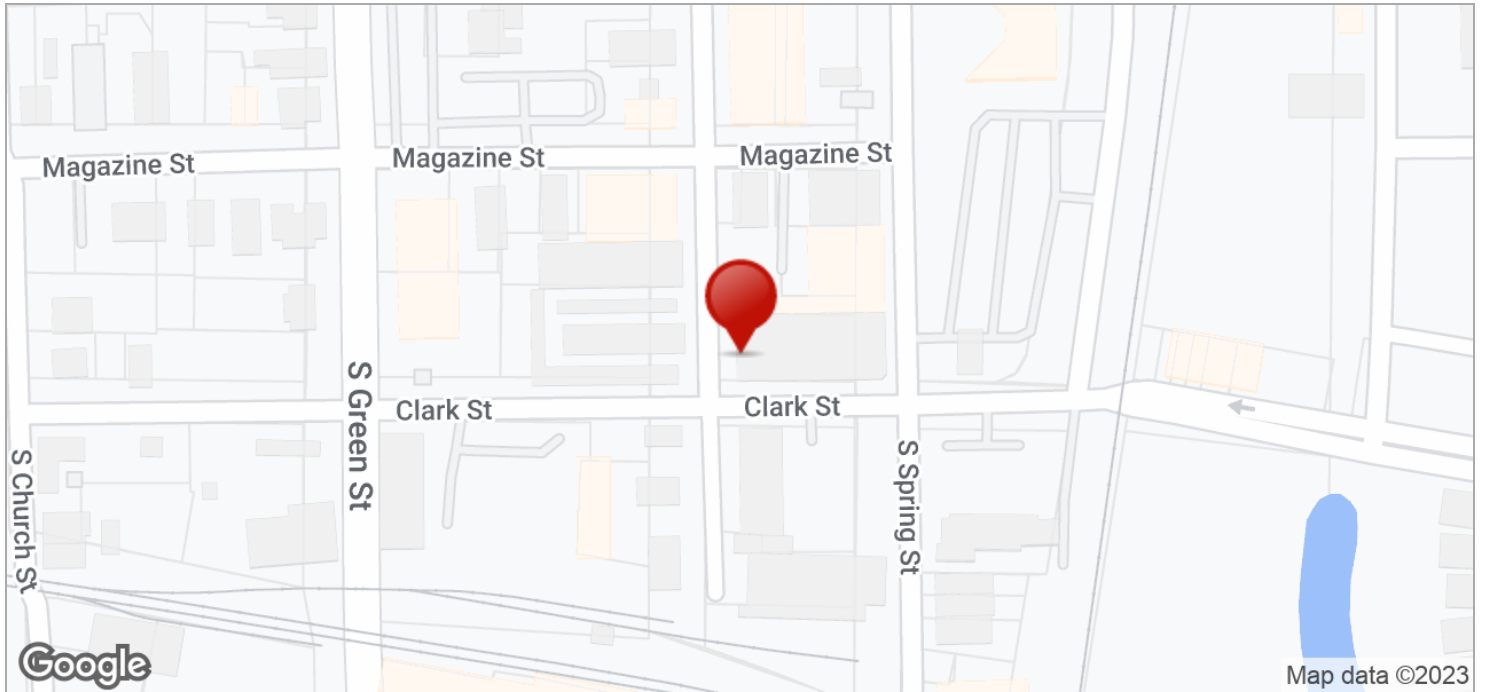
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