

# LAND FOR SALE & LEASE

HERNANDO INDUSTRIAL BUILD TO SUITE ON INDUSTRIAL DRIVE

3071 Industrial Drive W, Hernando, MS 38632



## PROPERTY DESCRIPTION

Great Industrial or Office-Warehouse lot ready to Build-On.

## PROPERTY HIGHLIGHTS

- Established Hernando Industrial Cove
- One Mile from Interstate-55 Hernando Exit
- Customizable 10,000 +/- SF Warehouse
- Large Lot for Outside Storage or Parking
- Please contact us for Build-To-Suit Options and Pricing

## OFFERING SUMMARY

|               |             |
|---------------|-------------|
| Sale Price:   | \$259,000   |
| Lease Rate:   | TBD         |
| Available SF: | 10,000 SF   |
| Lot Size:     | 2.249 Acres |

## DEMOGRAPHICS

|                   | 1 MILE   | 5 MILES  | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households  | 152      | 5,126    | 24,847   |
| Total Population  | 444      | 14,301   | 67,811   |
| Average HH Income | \$71,579 | \$75,785 | \$70,769 |

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**RHODES THOMPSON**  
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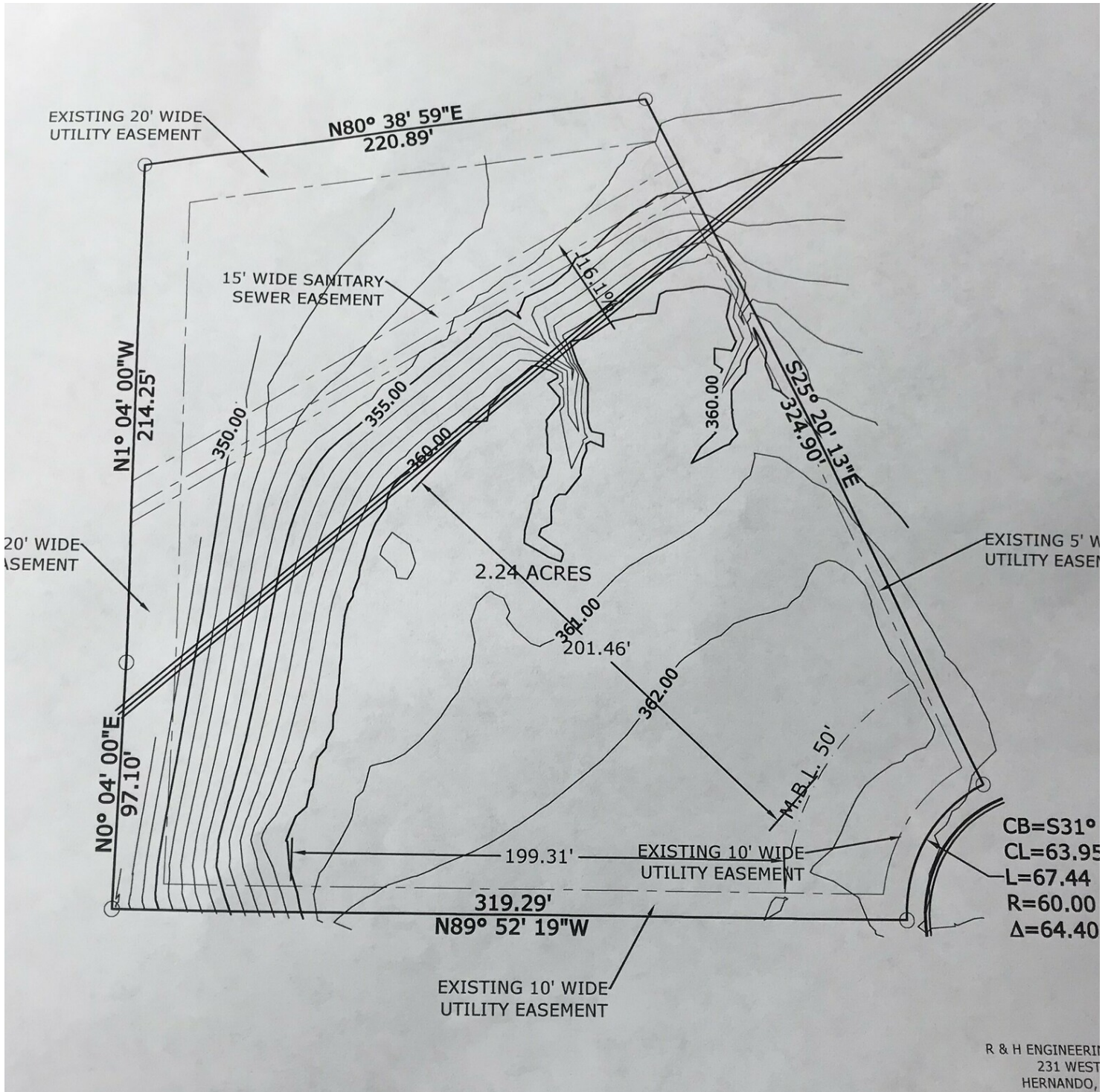
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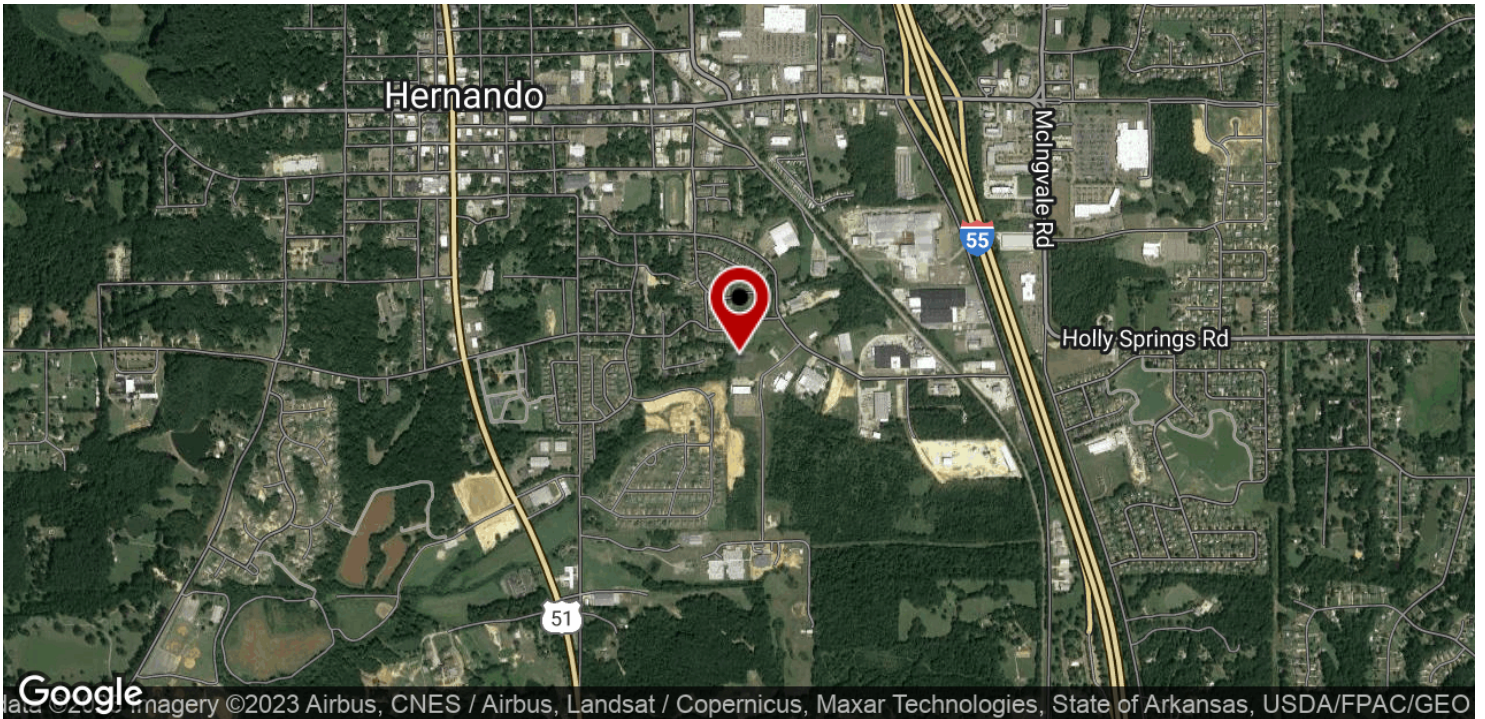
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