

LAND FOR SALE & LEASE

FLEX OFFICE WAREHOUSE BUILDING - BUILD-TO-SUIT

Interstate Blvd, Horn Lake, MS 38637



PROPERTY DESCRIPTION

We are excited to introduce a roomy 1.72 +/- acre lot located in the heart of the Southaven/Horn Lake Commercial District! Less than half a mile from the I-55 – 302 interchange, Lot 6 sits on the corner of two secondary roads just off Goodman Road. With light industrial zoning and a great location, this lot could be home to your next venture! This lot can either be purchased or leased with a Build-To-Suit option! Please see the attached plans for the modern office warehouse Build-To-Suit option!

PROPERTY HIGHLIGHTS

- Please contact us for Build-To-Suit Options and Pricing
- Large Lot - Build-to-Suit Option or Land for Purchase!
- Located at the I-55 Corridor - Immediately off of Goodman Road and I-55 Interchange!
- Surrounded by numerous industrial, retail, and specialty commercial businesses
- Great Interstate Access!

LOCATION DESCRIPTION

Exit I-55 onto Highway 302/Goodman and you will head towards the Zaxby's (take a left if traveling North). Turn left on the road between the Zaxby's and the Hardee's and this lot is about 0.2 miles down the road on the right at the corner of Interstate Blvd and Expressway Drive

OFFERING SUMMARY

Sale Price:	\$359,000
Lease Rate:	Determined by Build-To-Suit Option
Available SF:	15,000 - 20,000 SF
Lot Size:	1.72 Acres
Zoning:	M-1

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
Commercial Agent
O: 901.286.6200
C: 901.833.8000
rhodes@partners-one.com

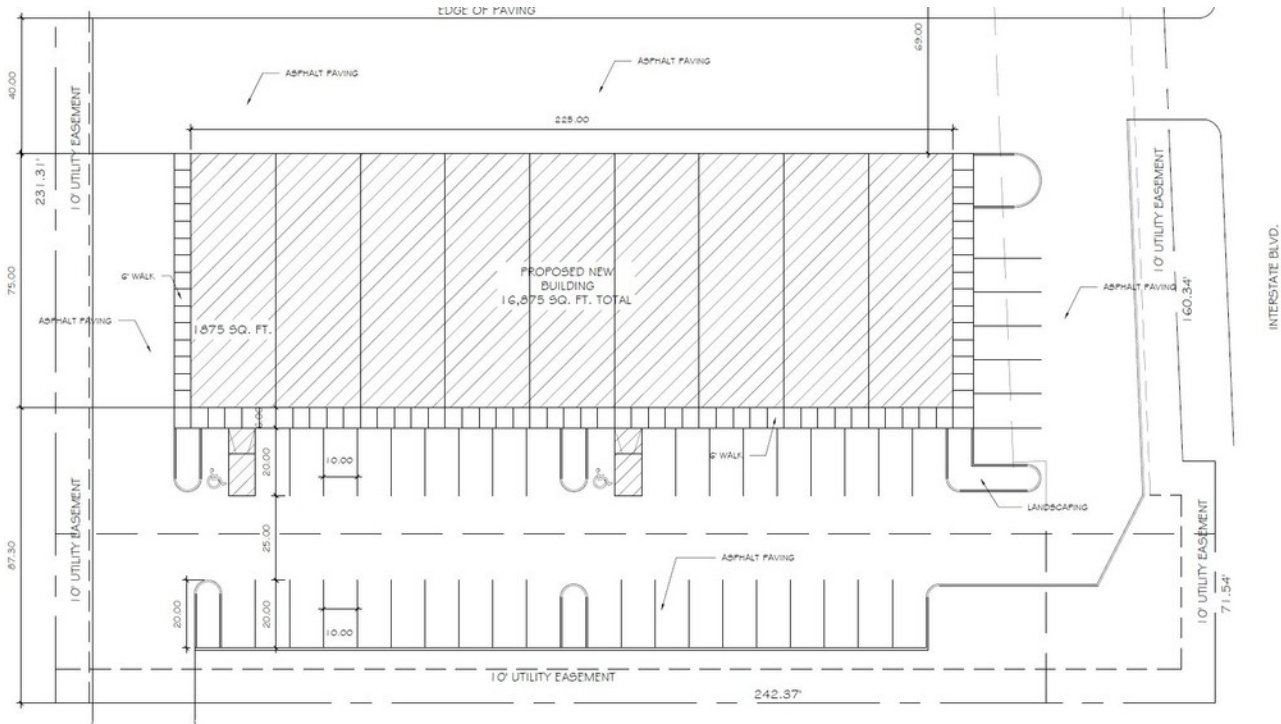
KW COMMERCIAL
662.892.4000
5847 Getwell Road
Suite B1
Southaven, MS 38672

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	15,000 - 20,000 SF	Lease Rate:	Determined by Build-To-Suit Option

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Proposed Build to Suit Office Warehouse	Available	15,000 - 20,000 SF	NNN	Determined by Build-To-Suit Option	-

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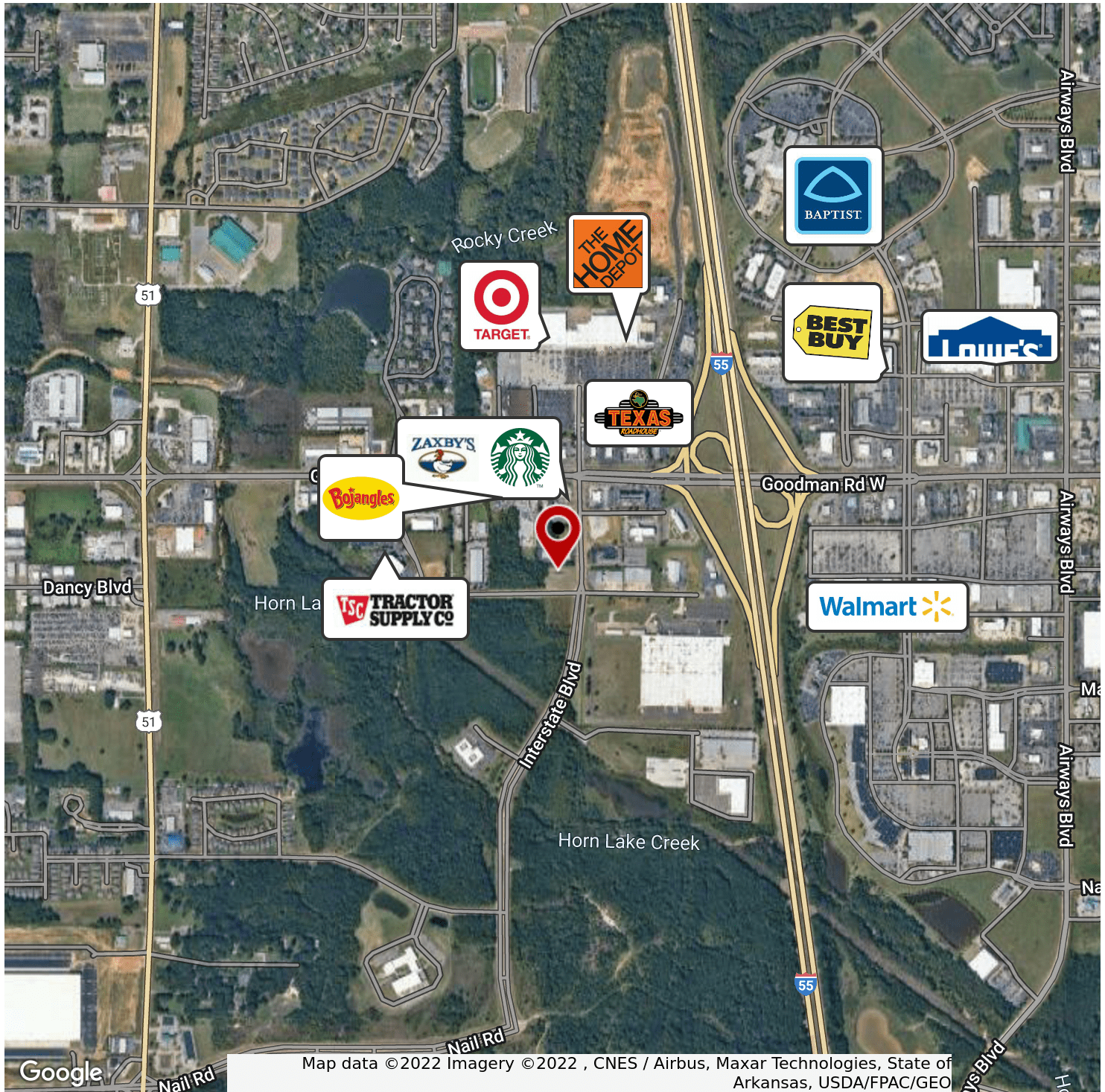
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