

FOR SALE OR LEASE

PINPOINT



BEST IN CLASS OPERATIONS CENTER

3455 US-80, JACKSON, MS 39209

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

Sale Price:	Available Upon Request
Lease Price:	Available Upon Request
Lease Type:	NNN
Available SF:	298,000 SF
Lot Size:	30.55 Acres
Year Built:	1977
Zoning:	C80-C1

PROPERTY OVERVIEW

Pinpoint Commercial Real Estate is proud to present the Sak's Fifth Avenue Operation Center available for Sale or Lease. The subject property consists of a 2-story, owner-occupied office low-rise that contains 298,000 square feet of rentable area situated on a 30.33-acre site. Completed in 1977, the building was originally designed as 50% warehouse & 50% office. Onsite parking is available via surface with 1,100 spaces, resulting in a parking ratio of 3.69 per 1,000 square feet of net rentable area. After Hurricane Katrina in 2005, the building was adapted to be almost completely self-sufficient. It has a 10,000-gallon emergency water tank. There are 2 back-up generators, a Caterpillar generator (8,000-gallon belly tank plus another 12-gallon diesel tank) and a back-up Kohler generator (10,000 gallon diesel capacity).

PROPERTY HIGHLIGHTS

- Dual Back Up Generators
- 14 Dock High's
- 36' Clear Height High Bay Area
- Full Kitchen
- Almost Entirely Self-Sufficient

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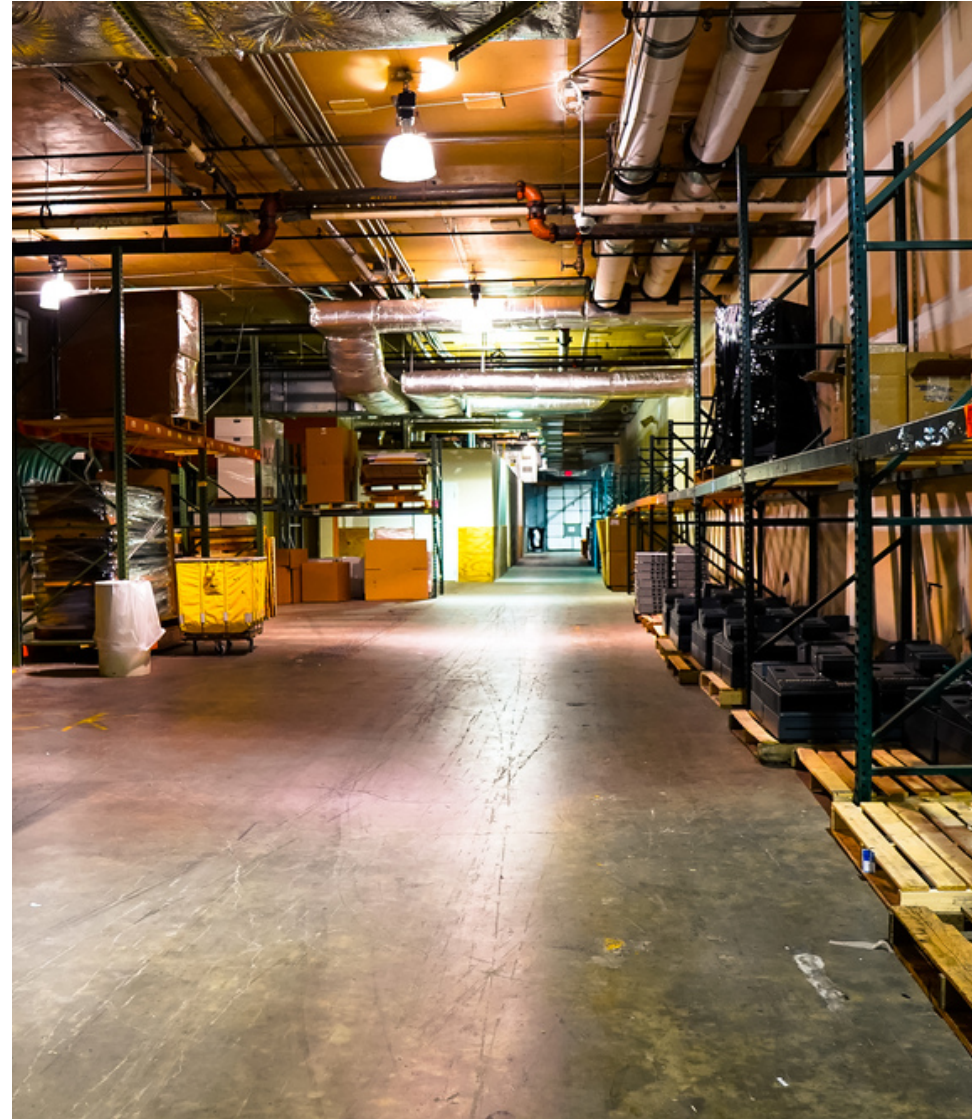
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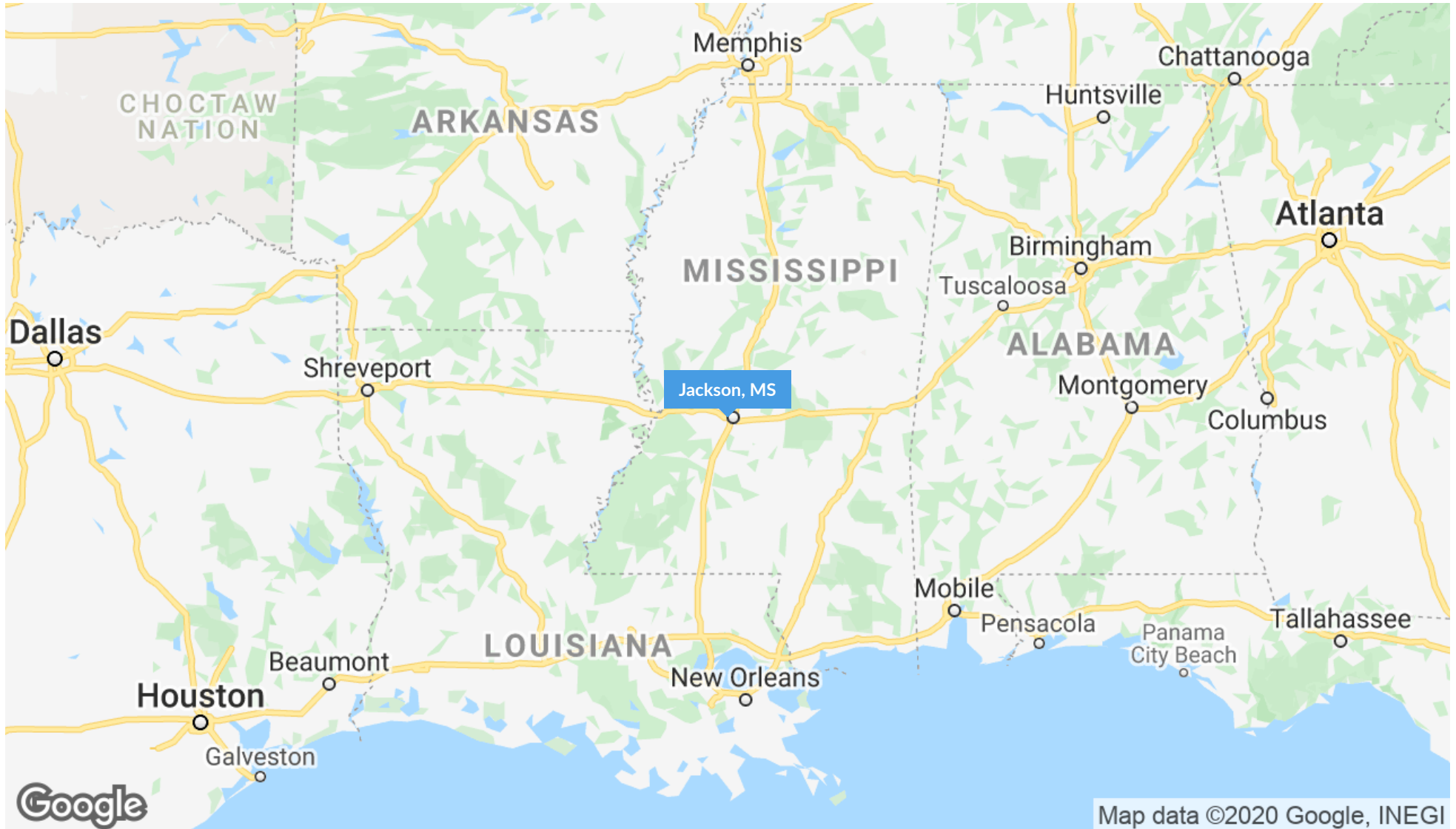


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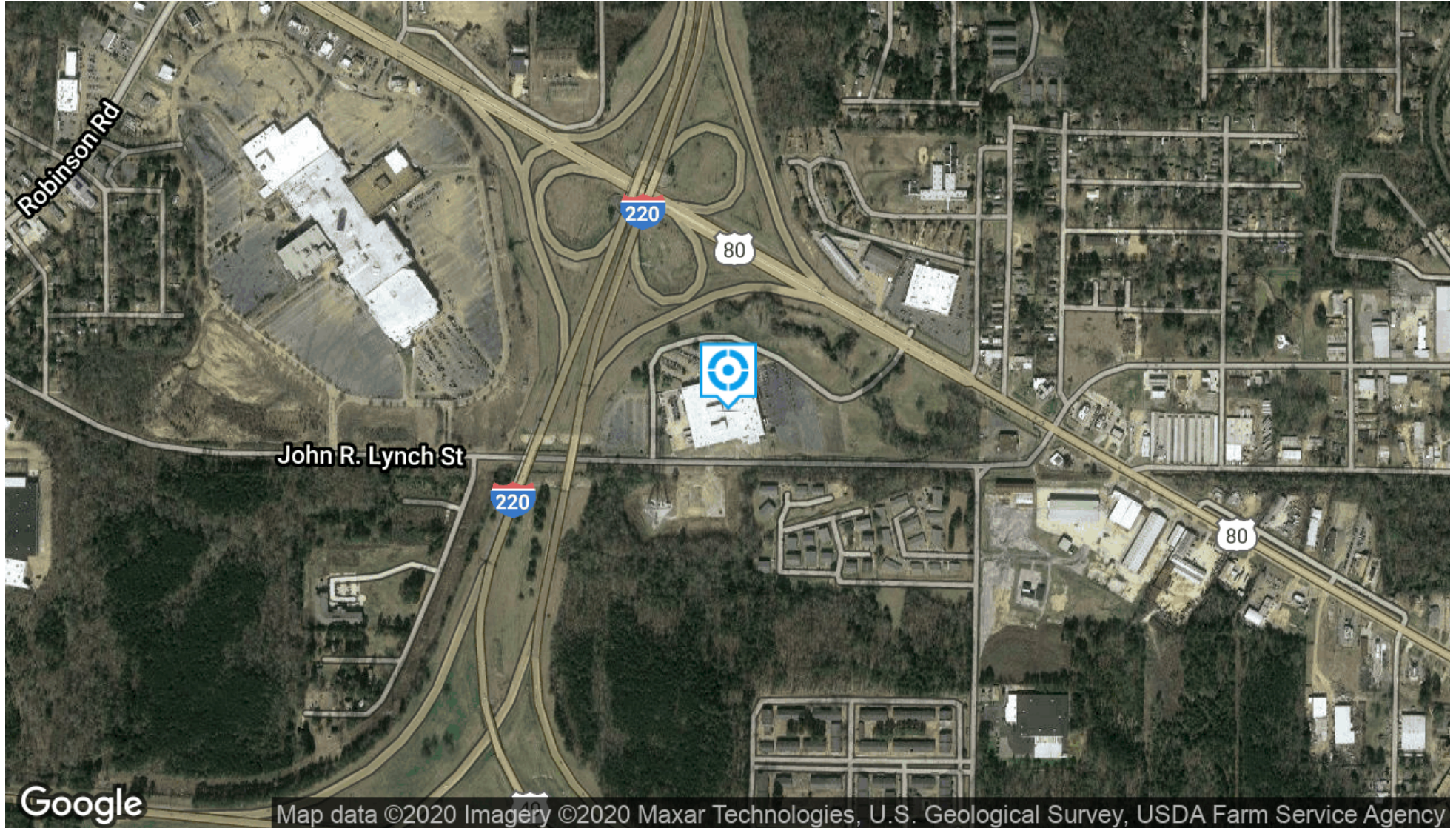
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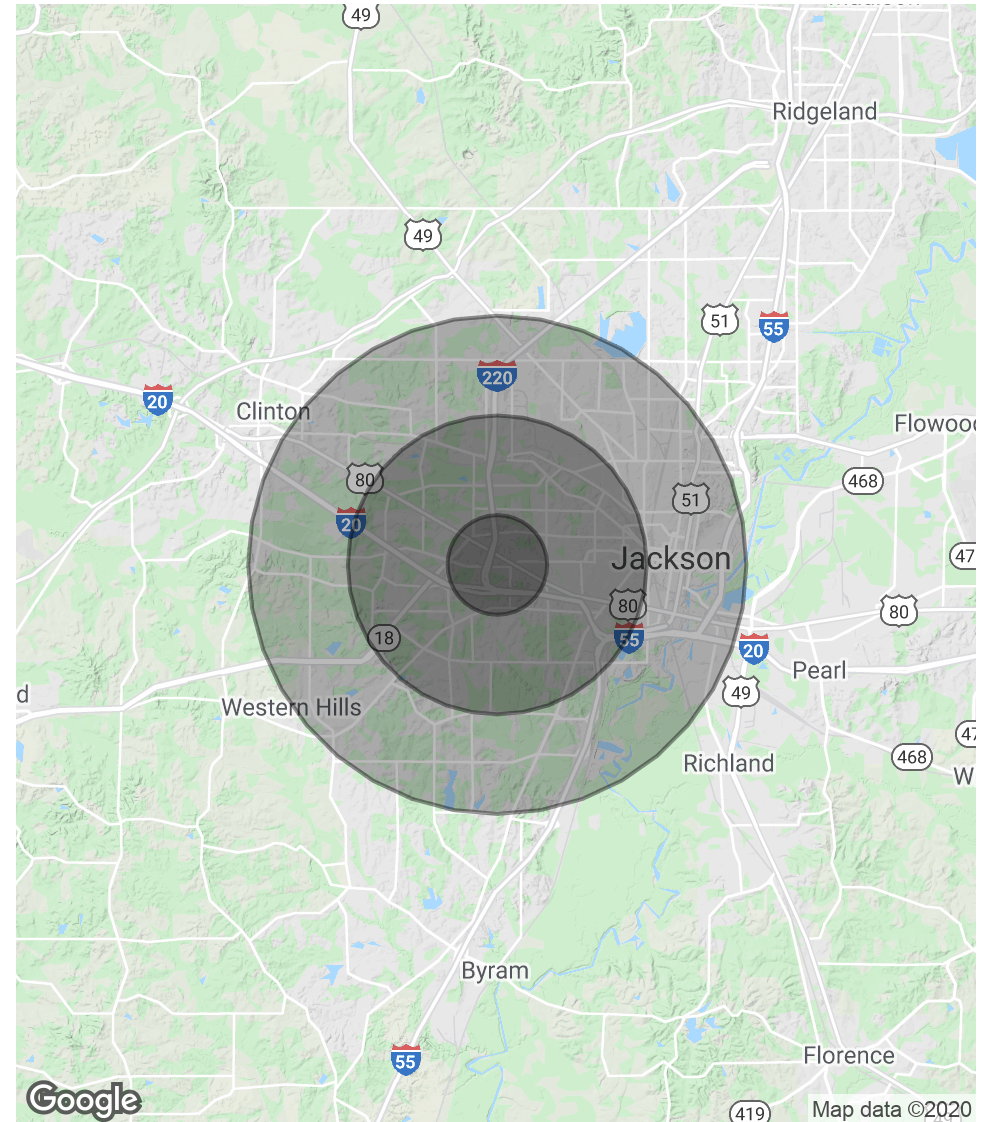
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,133	63,574	130,925
Average age	31.6	28.1	30.6
Average age (Male)	29.3	25.8	28.5
Average age (Female)	32.4	29.5	32.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,460	20,458	43,740
# of persons per HH	2.9	3.1	3.0
Average HH income	\$38,333	\$35,526	\$37,766
Average house value	\$91,387	\$88,412	\$94,196

* Demographic data derived from 2010 US Census



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SAM COX

President

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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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