

For More Information:

Chris Winders

662.255.4404

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Industrial Property For Sale

407 South Eason Boulevard, Tupelo, MS 38801

SERVICE CENTER WITH 2 ACRE DROP YARD



324 Troy Street
Tupelo, MS 38804
662.842.8283

www.trirealestate.net



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HEAVY EQUIPMENT SERVICE CENTER WITH 2 ACRE DROP YARD



OFFERING SUMMARY

Sale Price:	\$789,999
Price / SF:	\$56.43
Lot Size:	13.5 Acres
Year Built:	1982
Building Size:	14,000 SF
Zoning:	Mixed Use Commercial Corridor

PROPERTY OVERVIEW

This 14,000 SF insulated metal building is situated on a 13.5-acre lot and offers a versatile layout ideal for industrial use. The building includes two shop areas: a main 10,000 SF (100' x 100') shop with eight 14' x 14' grade-level doors, and a secondary 2,400 SF (60' x 40') shop with two 10' x 14' grade-level doors.

An additional 1,600 SF of office space features a showroom-style lobby, private office, conference room, and a reception or sales counter. The main shop area also includes an office, break area, and two restrooms. The facility is equipped with hanging heaters, fluorescent lighting, and roof heights of 22 feet at the center and 18 feet at the sidewalls.

The property includes a 2-acre gravel laydown yard, with 3 acres securely fenced using three-strand wire and accessed through a gated entrance. This property is ideal for diesel repair, collision repair, heavy equipment servicing, or other small industrial operations.

LOCATION OVERVIEW

Located on Eason Blvd, a primary light industrial corridor offering excellent trucking accessibility—just 2 miles from I-22 and 3 miles from State Highway 45. The surrounding area is a mix of light industrial businesses.

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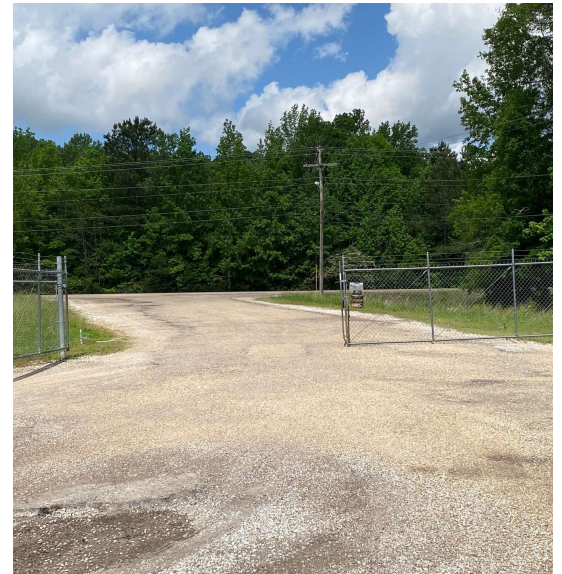
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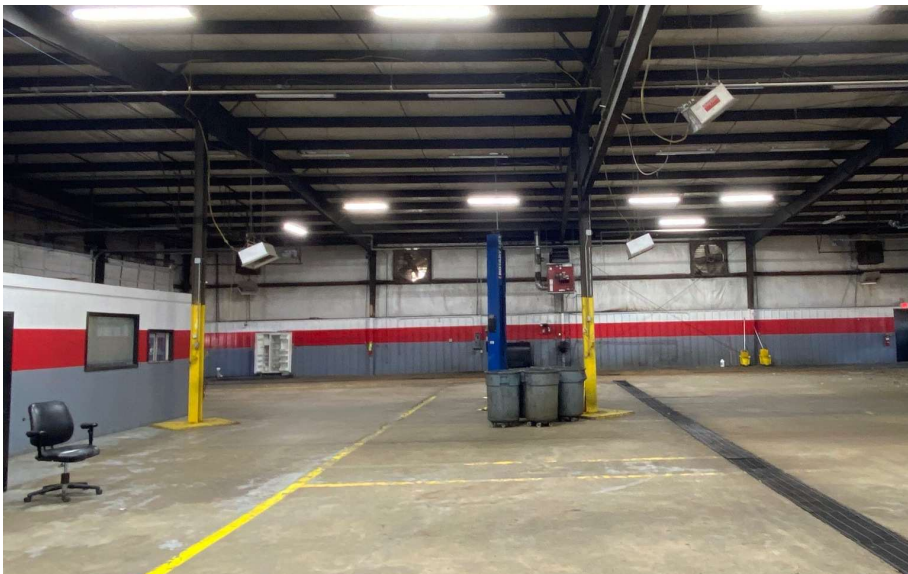
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MAIN SHOP WITH 8 GROUND LEVEL DOORS



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SECONDARY SHOP WITH TWO GROUND LEVEL DOORS



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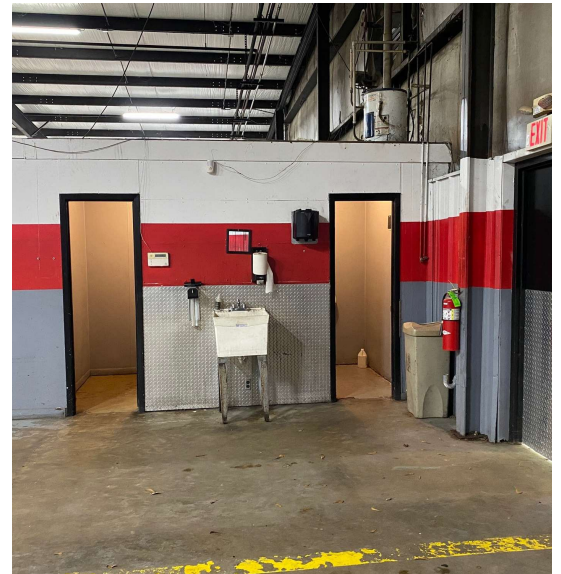
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SHOP OFFICE SPACE



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OFFICE SPACE



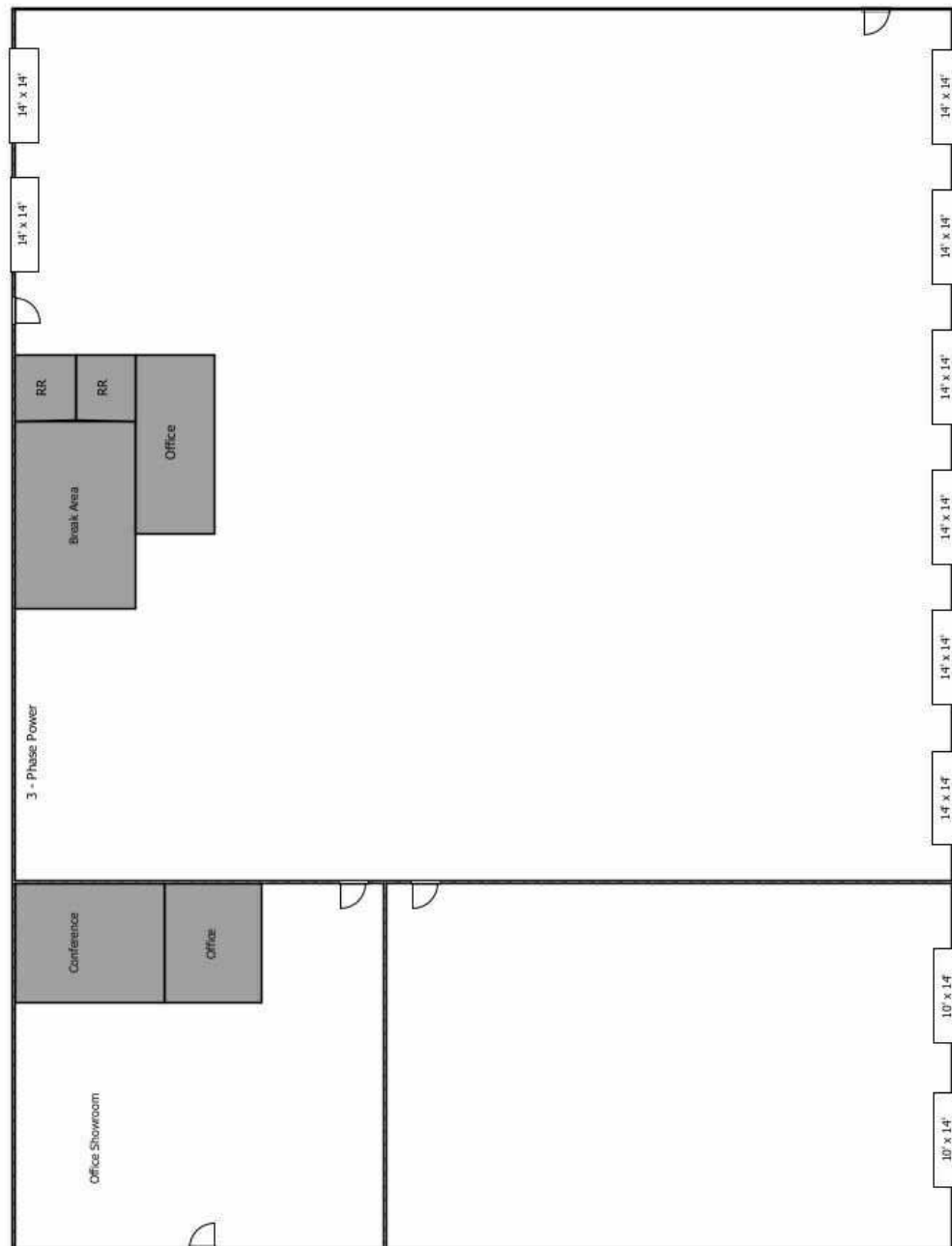
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FLOOR PLAN



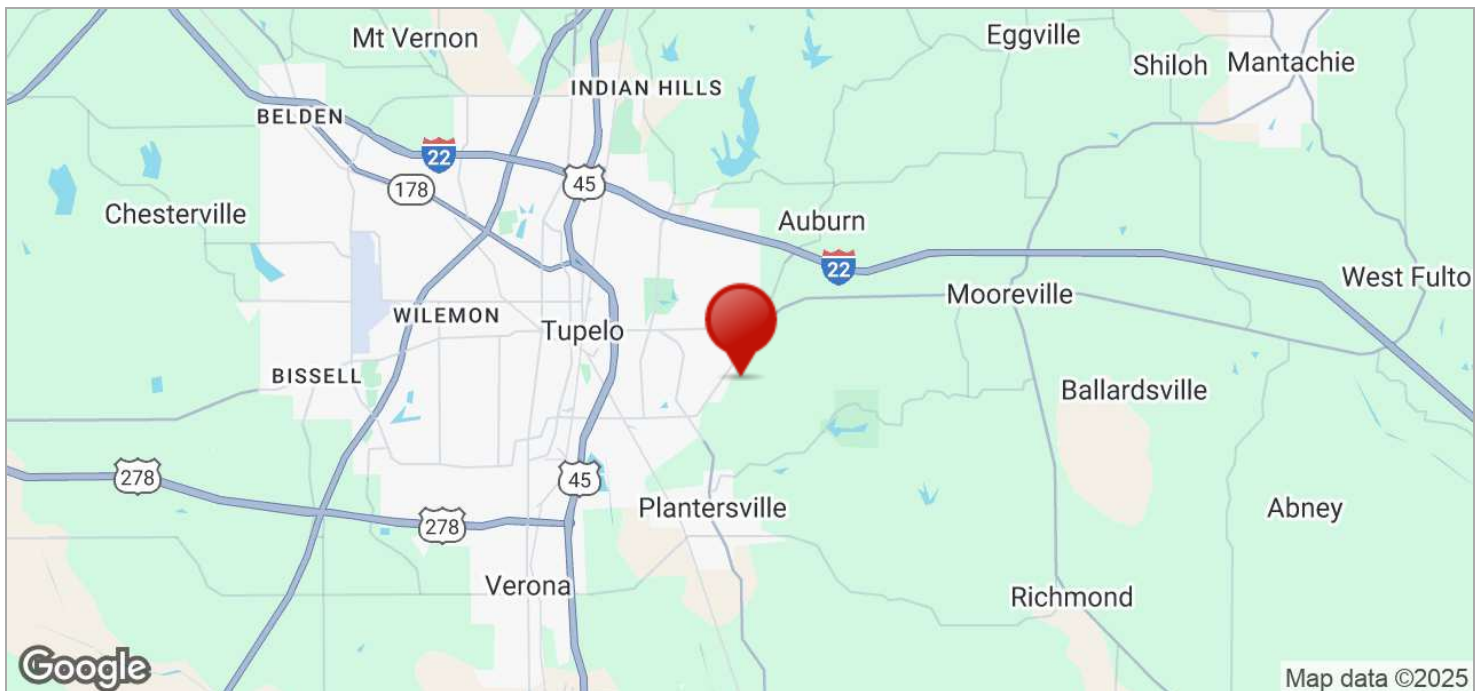
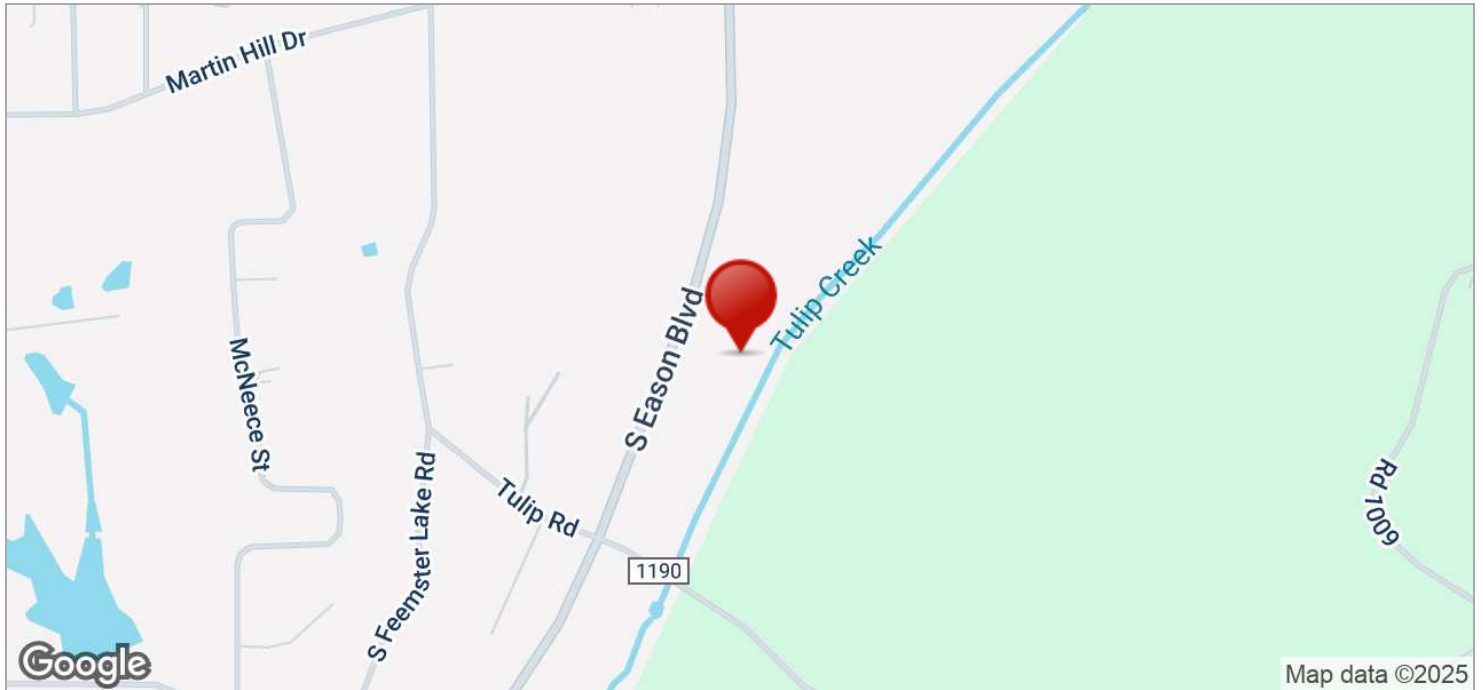
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Month-to-Month Lease

Currently there is a month-to-month lease for 24 parking spaces in the Southeast corner of the parking lot with US Foods

SPECIAL PROVISION

Seller will require the following to be incorporated into the Agreement of Sale and recorded at Closing: "Neither the Property nor any portion thereof shall be used as, and Buyer specifically covenants with Seller not to directly or indirectly use the Property or any portion thereof, as or to permit the Property or any portion thereof to be used as a full service vehicle leasing and/or a commercial or consumer vehicle rental facility, or to be used for the sale of used vehicles, or to be used to provide logistics services, in any case by Buyer or its successors or assigns, or by any of their respective tenants, employees, affiliates, or independent contractors, or any of their respective successors or assigns, for a period of seven (7) years from the date of this Deed, at which time (provided Buyer is not then in breach of such restriction) such restriction shall terminate and be of no further effect.

This restriction and covenant is made for the benefit of Seller, its successors, and assigns. Seller and its successors and assigns are specifically given the right to enforce the foregoing restriction and covenant by injunction or other legal or equitable proceeding, and to recover damages (including without limitation reasonable attorneys' fees) resulting from any violation hereof. If, for any reason, any part of the foregoing restriction shall be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other portion of this restriction not so held invalid, illegal or unenforceable, and each other portion of this restriction shall to the fullest extent consistent with law continue in full force and effect.

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