

# INDUSTRIAL FOR LEASE



## 1206 NAIL ROAD, BLDG F, HORN LAKE, MS 38637 - MARKET 55

### SUMMARY

**Available Spaces:** 1,500 +/- SF

**Lease Rate:** \$2,150.00 Per Month

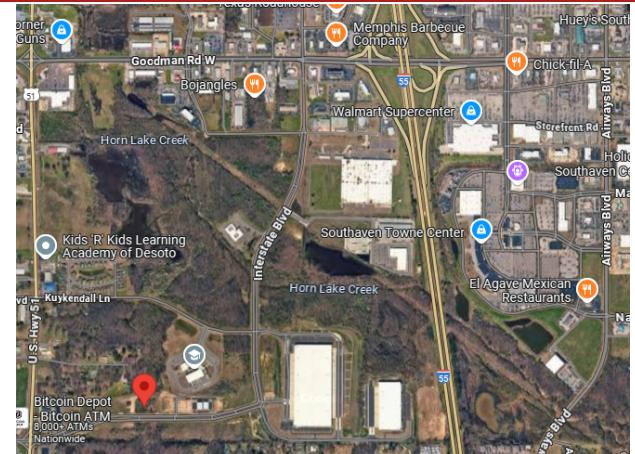
**Lease Term:** 60 Months

**Lease Type:** Modified Gross

**Building SF:** 6,000 +/- SF

**Property Type:** Commercial

**Zoning:** PUD



### Property Description

Our skilled commercial real estate team is thrilled to present a new development offering flexible warehouse spaces tailored to your needs! This build-to-suit opportunity provides options for warehouses ranging from 1,500 to 10,000 square feet, designed just for you. With its prime location and customizable layouts, the Market 55 Development holds incredible potential!

### Location Overview

Conveniently situated just off the I-55 Goodman Rd exit, between I-55 and Hwy 51, located in the Nail Rd and Interstate Blvd area of Horn Lake, MS.

### PROPERTY HIGHLIGHTS

- Buildout featuring a reception area and office space.
- About 1.25 miles from the I-55/Goodman Road interchange.
- Traffic count: 23,000 Vehicles Per Day



## PROPERTY INFORMATION

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### SPACES

Bay	Size	Rate	Term	Type	Available
1	1,500 +/- SF	\$2,150 /mo	60 Months	Modified Gross	Leased
2	1,500 +/- SF	\$2,150 /mo	60 Months	Modified Gross	Available
3	1,500 +/- SF	\$2,150 /mo	60 Months	Modified Gross	Available
4	1,500 +/- SF	\$2,150 /mo	60 Months	Modified Gross	Leased

### Demographics

	1 Mile	3 Miles	5 Miles
Total Population	6,645	52,232	109,303
Total Units	2,771	20,251	41,258
Median Income	\$50,488	\$49,693	\$48,714

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## BUSINESS MAP

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