

1735

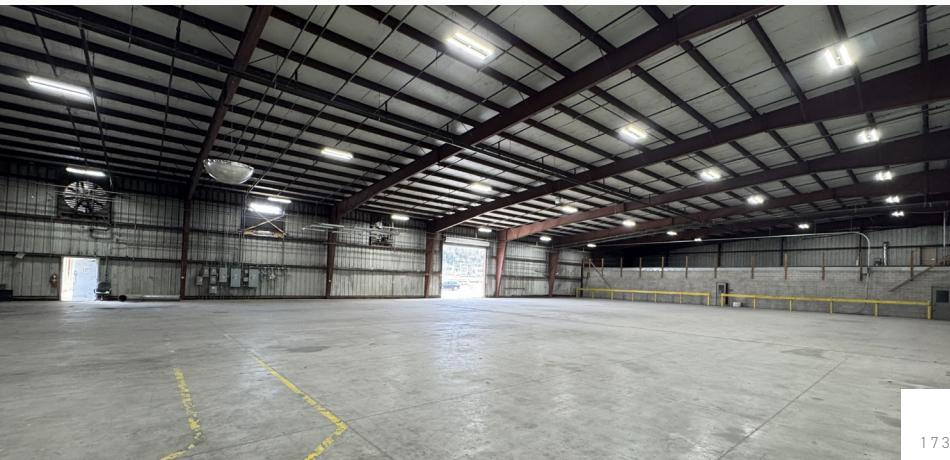
N WASHINGTON
STREET

3 BUILDINGS
292,665 SF
AVAILABLE

VICKSBURG, MS

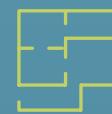
INDUSTRIAL SPACE FOR SALE





EXECUTIVE SUMMARY

CBRE, Inc. is proud to present a rare opportunity to lease or acquire a manufacturing/distribution facility conveniently located 5 miles off Interstate 20 at the Port of Vicksburg, MS. This facility is approximately 45 minutes from the State Capitol (Jackson) and approximately halfway between Dallas and Atlanta. The property consists of three buildings totaling 292,665 SF on approximately \pm 60 flat acres. The original building was built in 1995 and expanded in 1998. Clear heights range from 18' - 31' with access to a 12" water supply line. The facility is setup for heavy manufacturing with two (2) 2500kva and one (1) 1500kva transformers with 3 phase 480v power. It has a dry sprinkler system throughout and multiple areas built out for office. This property can be demised to accommodate multiple users.



292,665 TOTAL
SQ FT



\pm 60 ACRES
OF LAND



PARKING LOT
FOR 200 CARS

PROPERTY OVERVIEW

BUILDING SPECIFICATIONS		BUILDING SPECIFICATIONS
Type	1 story modern industrial	
Size	Building A: 535' x 200' - 107,000 sq ft Building B: 625' x 200' - 125,000 sq ft Building C: 350' x 173'4" - 60,665 sq ft	Served by Entergy w/ service to (3) Armstrong owned platform mounted transformers (2) 2500 kva and (1) 1500 kva feeding (3) 3,000 amp GE panel boxes w/ 3ph 4w 204/480 v service, one located in each building
Gross Floor Dimensions	292,665 SF	
Floor Areas	Building A: 535' x 200' Building B: 625' x 200' Building C: 350' x 173'4"	Office area only
Number of Buildings	3 independent free-standing buildings; various other outbuildings	Each building has eave mounted louvered 6'x6' vent fans in each bay
Office Facilities	Approximately 3,000 sq ft of mezzanine office space consisting of a lobby and reception area, 10 private offices, a large upstairs conference room and IT room; highlighted by engineered hardwood floors; painted sheetrock walls; metal doors and jams; 9' ceilings and lighted with 2'x4' double tube fluorescent lights; 2'x2' and 2'x4' drop tile ceiling panels with light diffusors	100% dry sprinkler system w/ column mounted canister type extinguishers throughout
Break Room	Conference room: 25'x50' conference/sales room Each building is accommodated with vending type break rooms for approximately 60 employees; each have vending machines, ice machines, water fountains, tables and chairs	Outside perimeter of each building is lighted with 1,000 w HID security lights; Gated entrance and guard house with camera monitoring system
Truck Doors	Building B has (2) 16'x20' dock level metal roll up doors to accommodate (4) trailers, accompanied with dock plates and adjacent shipping and receiving office; concrete truck dock aprons; Building C and Building A each have (4) 16'x20' metal roll up drive-in doors	
Parking	Limestone aggregate parking lot to accommodate approx. 200 cars	
Construction	Floors: 6" 3000# concrete, reinforce w/ #4 rebar 6# 6"x6" wwm Walls: Uninsulated corrugated painted metal panels Columns: 26.8' x 100'	
Construction Date	1995 expanded 1998	
Ceiling Heights	18' clear to 31'	
Column Spacing	26.8' x 100' w/10" round steel columns	
Lighting	LED upgrade in process	
Roof	Pre-engineered 26 gauge corrugated pitched metal roof w/ center rib-venting	

Acres

Approximately 60 acres

Type of Terrain

Flat, well drained

Water

Supplied by the City of Vicksburg w/ a 12" line at the street with a constant 140 psi

Sewer

Supplied by the City of Vicksburg via (2) on-site lift stations and (1) larger lift system to the city

Service Lines

Column mounted compressed air lines throughout facilities

PROPERTY HIGHLIGHTS



107,000 SF
Building A



125,000 SF
Building B



60,665 SF
Building C



200
Parking Spaces



10 TRUCK DOORS
Building B (2) Dock Level Roll up
Doors; Buildings A & C (4 each)
Roll up Drive-in Doors

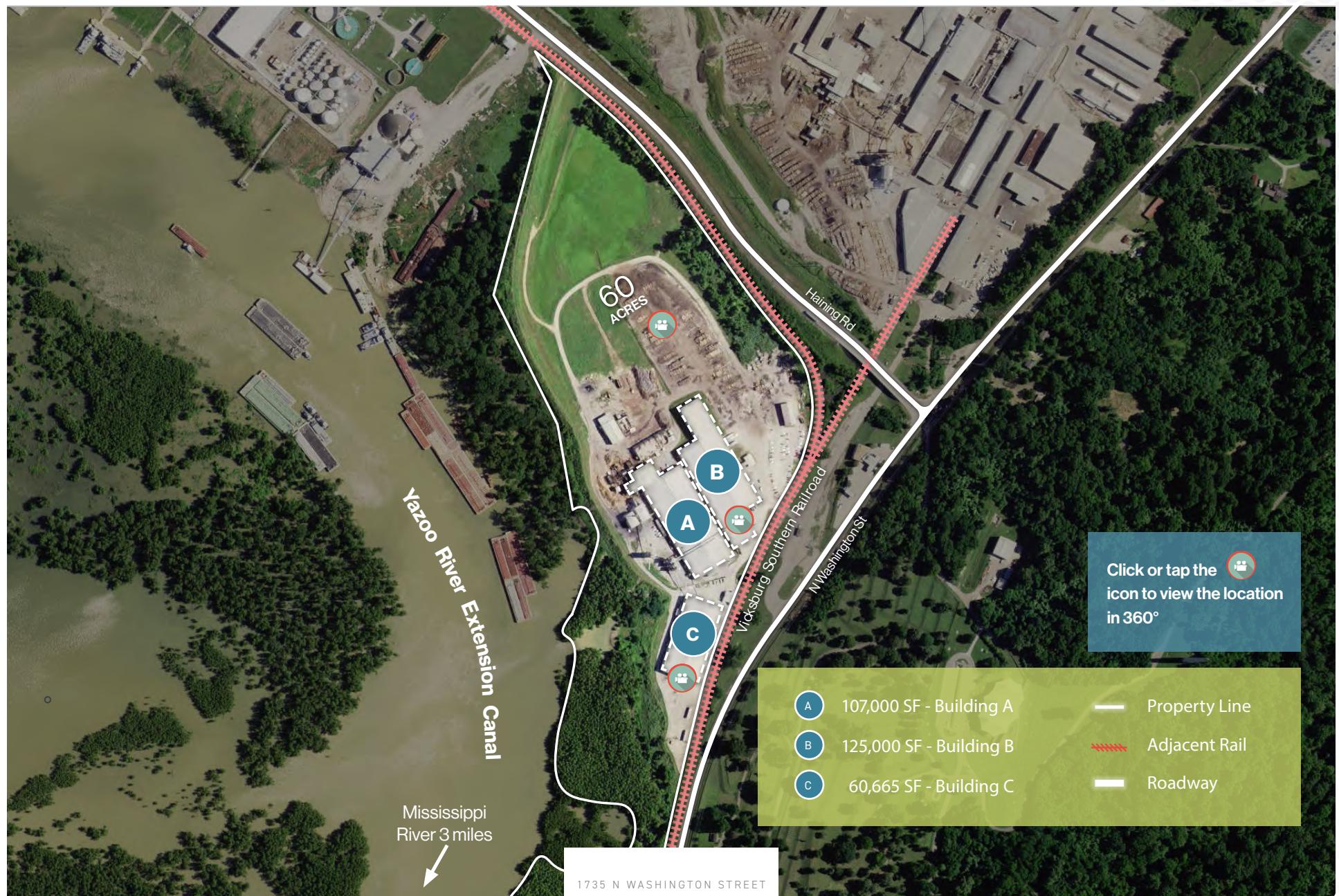


100%
Dry Sprinkler System



+/-3,000 SF
Mezzanine Office Space

PROPERTY MAP



(3) BUILDINGS
AERIAL VIEW



BUILDING C



BUILDING B



1735 N WASHINGTON STREET

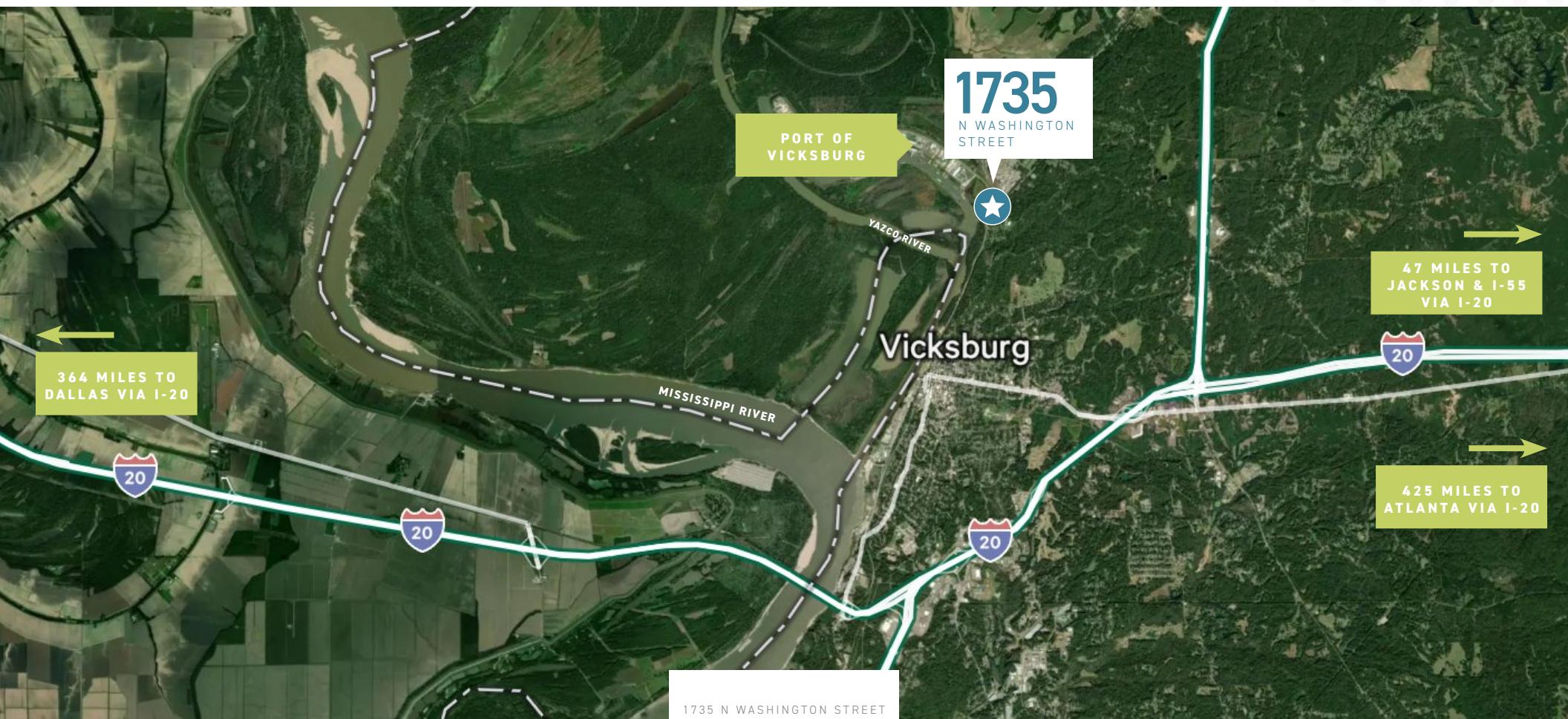
M A R K E T O V E R V I E W

Vicksburg, Mississippi, is a vibrant city with a diverse economy, largely influenced by its strategic location on the Mississippi River. The city serves as a hub for transportation and commerce, benefiting from its historical significance and modern infrastructure. Key economic activities include manufacturing, tourism, and services. The Vicksburg-Warren County Chamber of Commerce actively promotes business growth and development, making the city an attractive destination for entrepreneurs and investors.

Home to **VICKSBURG NATIONAL MILITARY PARK**, which sees 500K+ visitors annually, as well as multiple museums, casinos, antebellum homes, & river boats.

Home to **THE MOST ADVANCED SPORTS COMPLEX** in the State of Mississippi.

Future home to the **MISSISSIPPI CENTER OF INNOVATION & TECHNOLOGY**.



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STREET

VICKSBURG, MS 39183

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