

COMMERCIAL PROPERTY FOR LEASE

# RETAIL/OFFICE WAREHOUSE BUILDING - FULLY HEATED AND COOLED

13077 Mississippi 182, Starkville, MS 39759

## JANE ANNA WAIDE

Broker  
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# 13077 MISSISSIPPI 182, STARKVILLE, MS 39759



## OFFERING SUMMARY

**Lease Rate:** \$9.00 SF/yr (MG)  
**Building Size:** 4,950 SF  
**Available SF:** 4,950 SF  
**Year Built:** 2006  
**Zoning:** CR- Commercial Rural

## PROPERTY OVERVIEW

Take a look at this great location ready for your new business! Building is 4,950 square feet+/-, all heated/cooled/insulated. 12' Eave Height and 14' Center Height. Wide open space in the front, with a break room, restroom and storage area in back. 10' x 10' roll up door. Plenty of parking available. Great opportunity for signage and exposure, if desired. Clean, good quality building built in 2006 that could be suitable to so many different uses.

Located on Highway 182 in the Clayton Village area of Starkville. Very close to the interchange with the Highway 82 Bypass for quick connectivity to all of Starkville and the Golden Triangle.

Rental Rate: \$9.00 per SF, or \$3,712.50 per month, with a 3% annual increase.

Three-year minimum lease term.

Tenant responsible for interior maintenance and utilities.

for more information contact:

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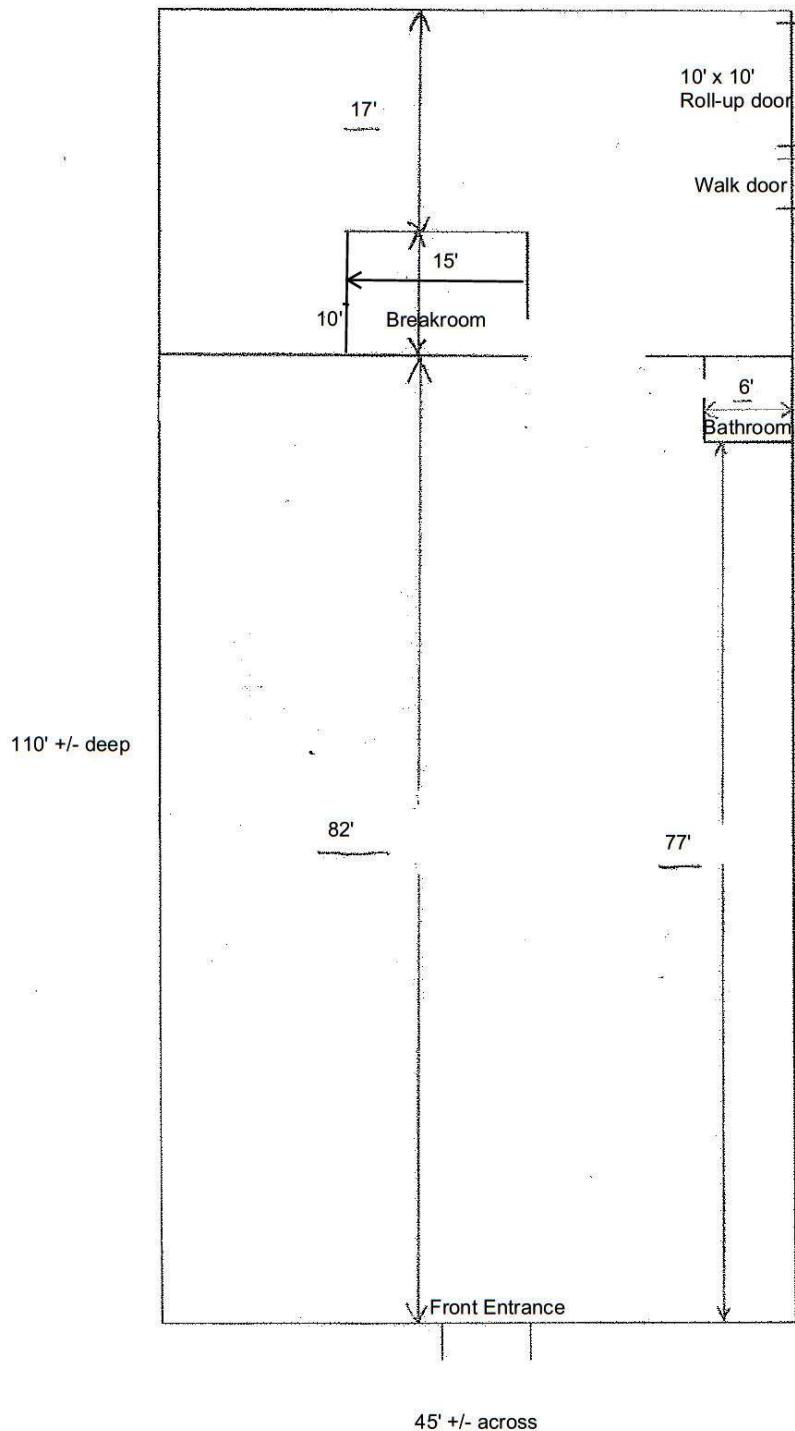
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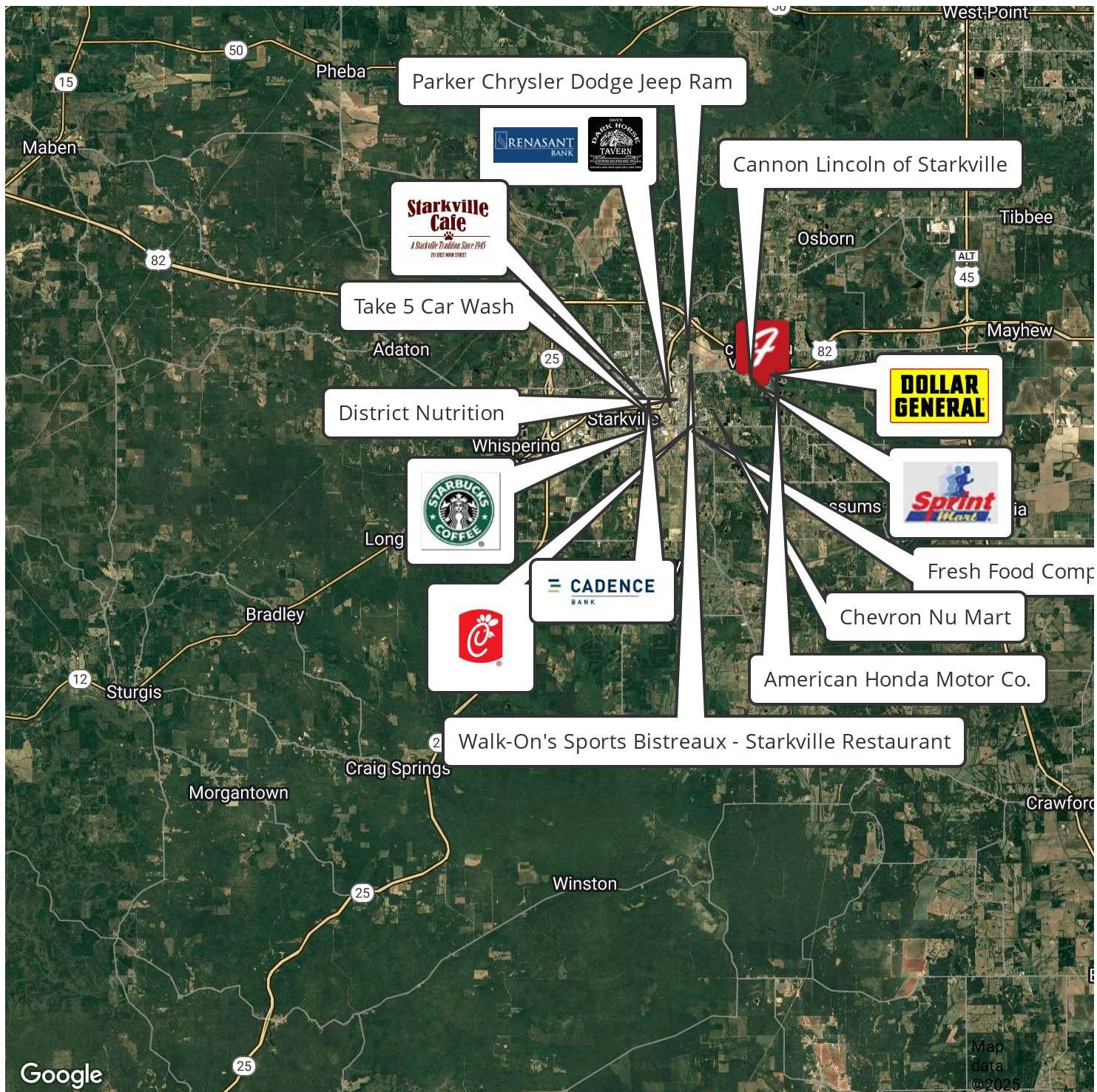
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