



245 Flowood Drive - "The Columns" Buildings

245 Flowood Drive
Flowood, Mississippi 39232

Property Overview

NAI UCR Properties is excited to present 245 Flowood Drive for lease in Rankin County. This 11,087 SF warehouse space in Flowood, MS offers unparalleled convenience, situated less than 2 miles from the renowned "Stack" intersection of I-55, I-20, and Highway 49. The seamless access to these major transportation routes streamlines logistical operations, enhancing efficiency for businesses operating on-site. Centrally located, the property features flexible space configurations and convenient grade-level loading. Additionally, a Lay-Down Yard is available (needs improvements) if necessary.

245 Flowood Drive presents an exceptional opportunity for businesses seeking a strategic location within Flowood's dynamic business landscape. With its proximity to major transportation routes, this property is poised to support the growth and success of industrial ventures.

Property Highlights

- Building: 11,087 SF
- Flexible Office Space: Up to 3,000 SF +/-
- Excellent Central Location in Jackson Metro Area
- Less than 2 Miles from I-55, I-20 and Hwy 49
- Up to 6 +/- additional acres of Lay-Down Yard Available If Needed
- Grade-Level Loading on back-side

For More Information

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NAI UCR Properties (UCR Properties, LLC) is a leading commercial real estate firm based in the Jackson metro area with complete real estate services in the office, retail, industrial, land and investment sectors. NAI Global is the single largest, most powerful global network of owner-operated commercial real estate brokerage firms. NAI Global Member firms, leaders in their local markets, are actively managed to work in unison and provide clients with exceptional solutions to their commercial real estate needs. NAI Global has more than 300 offices strategically located throughout North America, Latin America, Europe and Asia Pacific, with over 5,100 local market professionals, managing over 1.1 billion square feet of property.

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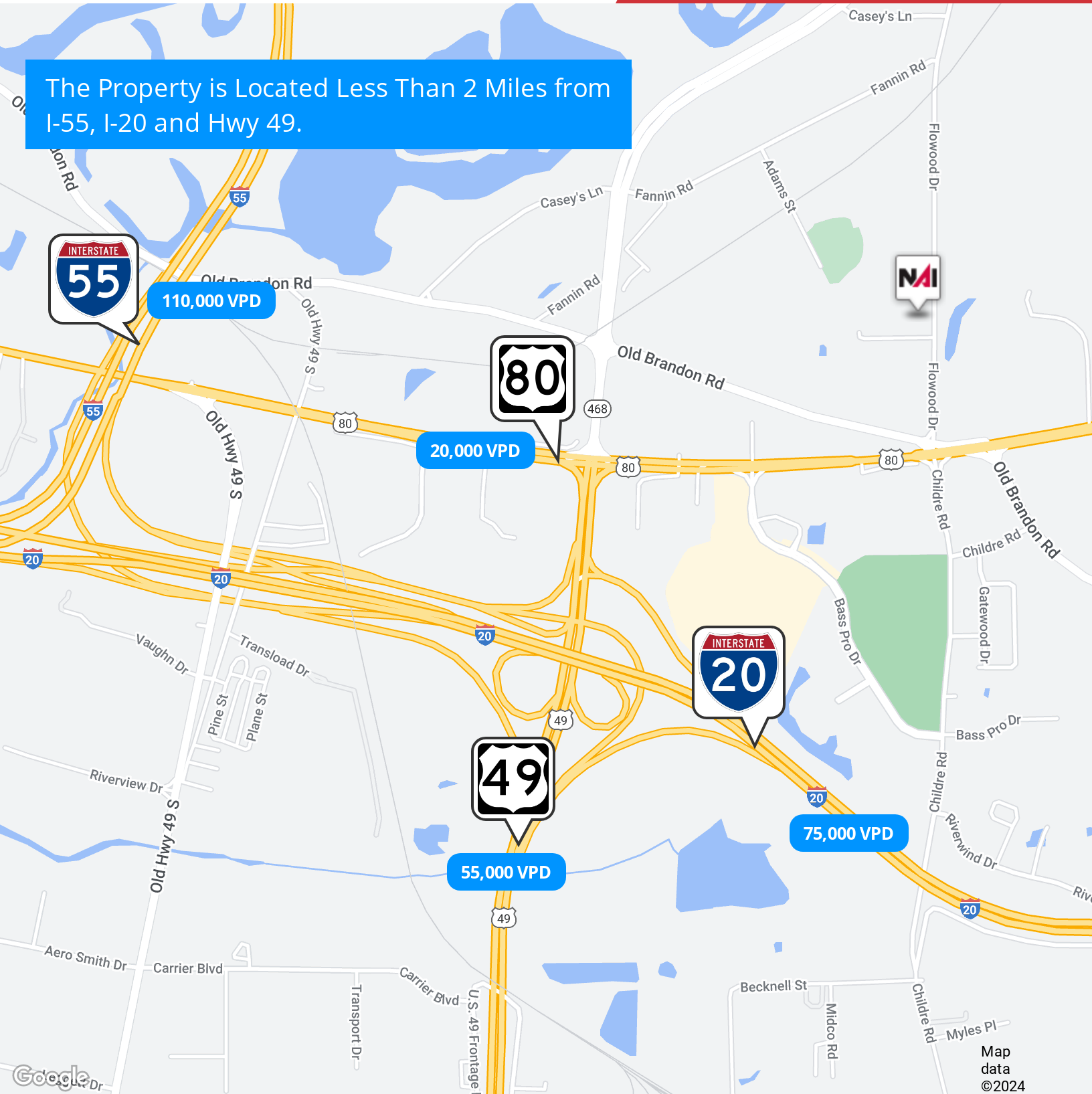
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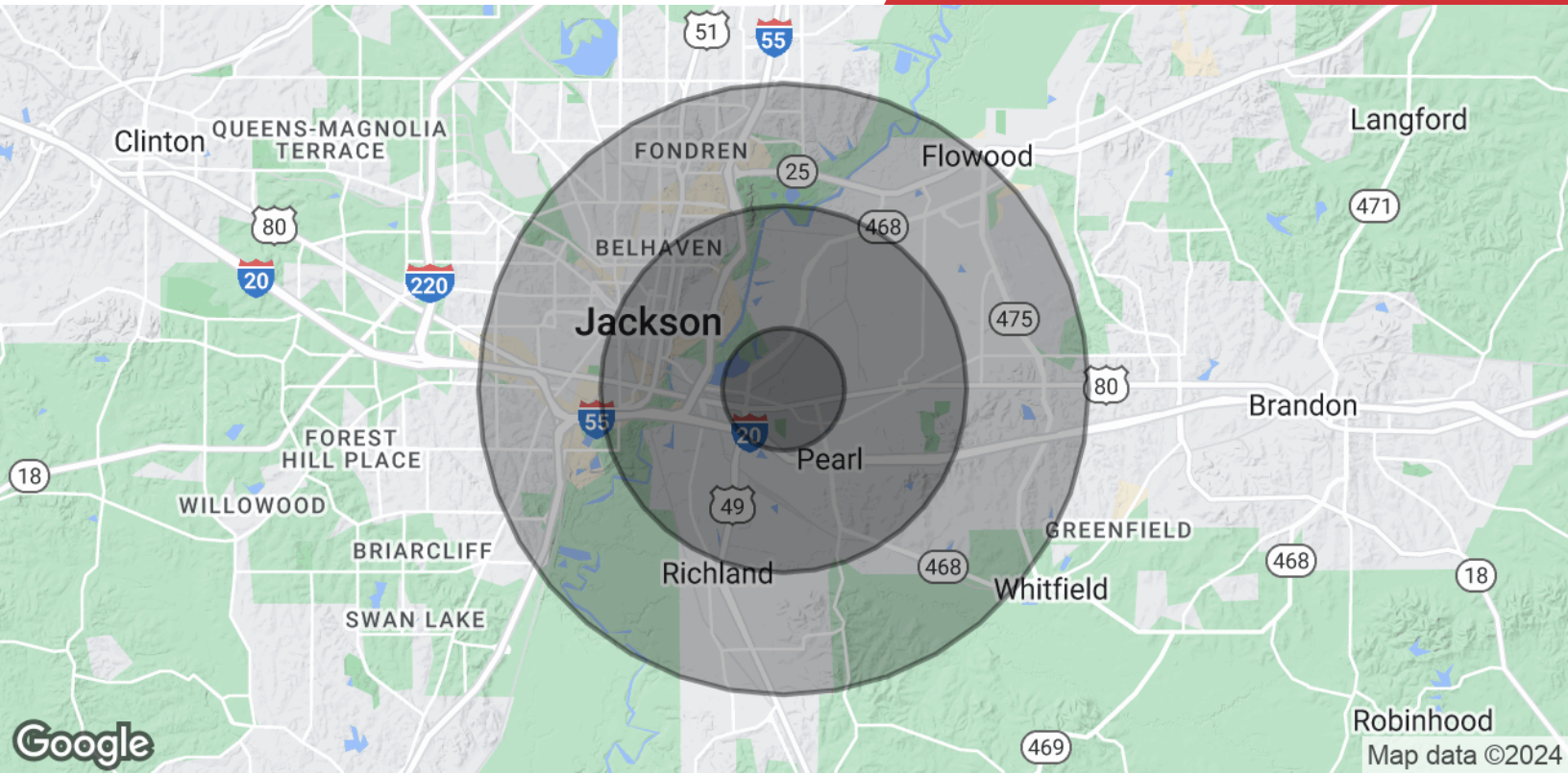


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Population	1 Mile	3 Miles	5 Miles
Total Population	1,275	22,465	74,189
Average Age	38.7	35.5	35.6
Average Age (Male)	36.5	36.9	35.4
Average Age (Female)	40.5	36.2	37.0
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	579	11,341	33,960
# of Persons per HH	2.2	2.0	2.2
Average HH Income	\$49,434	\$52,464	\$50,928
Average House Value	\$82,570	\$119,997	\$115,247

* Demographic data derived from 2020 ACS - US Census

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