

For Sale & Lease

390 Commerce Park Drive



PROPERTY DESCRIPTION

NAI UCR Properties is proud to present 390 Commerce Park Drive, a ±146,077 SF pristine industrial asset offering exceptional flexibility for investors and owner-users alike. Strategically positioned within the established Commerce Park industrial corridor in Jackson, Mississippi, this property delivers scale, functionality, and optionality in one compelling opportunity.

With the building currently half owner-occupied and the balance leased on short-term agreements, this offering provides immediate flexibility. Buyers may pursue stabilized cash flow through tenant retention or reposition for partial or full owner-occupancy. For users, the property can be demised to as little as ±19,000 SF or utilized in its entirety.

Whether your strategy is yield-driven or operationally focused, this asset checks the right boxes, now and long term.

PROPERTY HIGHLIGHTS

- Highly flexible configuration with short-term leases in place
- Available Space: ±19,000 SF up to ±146,077 SF
- Opportunity for immediate owner-user occupancy OR
- Potential to retain all tenants on long-term leases, subject to terms
- Recent due diligence materials potentially available to facilitate expedited closing
- Institutional-scale industrial footprint in a proven submarket
- High quality construction and little to no deferred maintenance

OFFERING SUMMARY

Sale Price:	\$5,500,000
Lease Rate:	\$4.25 - 4.75 SF/yr (NNN)
Number of Units:	5
Available SF:	20,000 - 146,077 SF
Lot Size:	6.57 Acres
Building Size:	146,077 SF

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BUILDING INFORMATION

Building Size	146,077 SF
Building Class	B
Tenancy	Multiple
Number of Dock High Doors	11
Ceiling Height	19.5 ft
Office Space	6,397 SF
Number of Floors	1
Year Built	1970
Year Last Renovated	2019
Construction Status	Existing
Framing	Concrete block and concrete tilt-wall
Condition	Average
Roof	Pitched / Thermoplastic Polyolefin (TPO) over reinforced concrete decking
Free Standing	Yes
Number of Buildings	1
Walls	Concrete block, painted drywall
Ceilings	Painted drywall, exposed concrete joists, and suspended metal grid with acoustical tiles in office areas, and exposed concrete and metal joists in warehouse areas.
Floor Coverings	Concrete in warehouse areas and commercial grade tile, carpet, and wood laminate in office area
Foundation	Reinforced concrete slab
Exterior Walls	Concrete block & tilt-up concrete

Sale Price **\$5,500,000**

Lease Rate **\$4.25 - 4.75 SF/YR**

LOCATION INFORMATION

Building Name	146,077 SF Industrial Facility Jackson, MS
Street Address	390 Commerce Park Drive
City, State, Zip	Jackson, MS 39213
County	Hinds

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex Space
Zoning	I-1 (Light Industrial)
Lot Size	6.57 Acres

PARKING & TRANSPORTATION

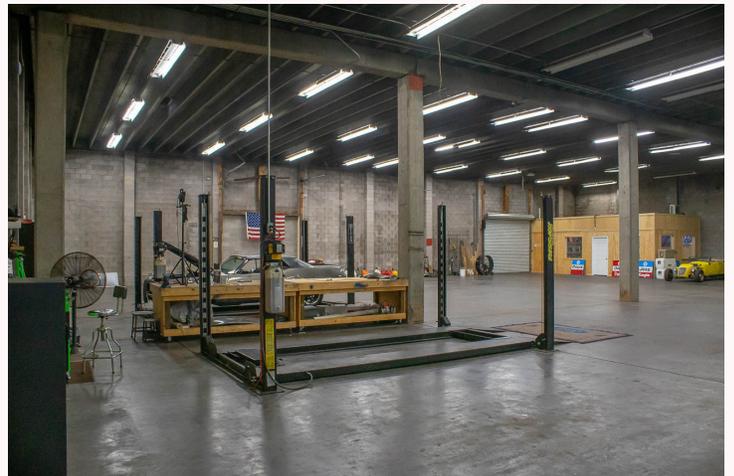
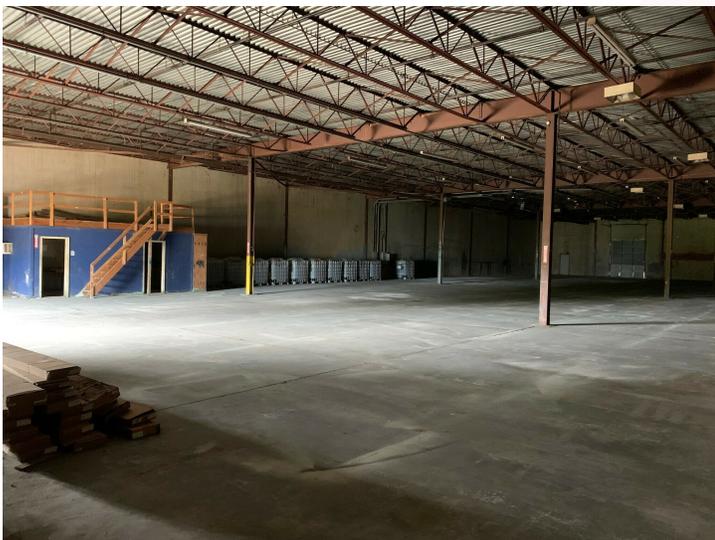
Parking Type	Surface
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UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes
Freight Elevator	No
Central HVAC	Yes
HVAC	Central heating in office, lounge, and showroom areas, no heating noted in warehouse areas
Restrooms	Adequate and typical for intended use

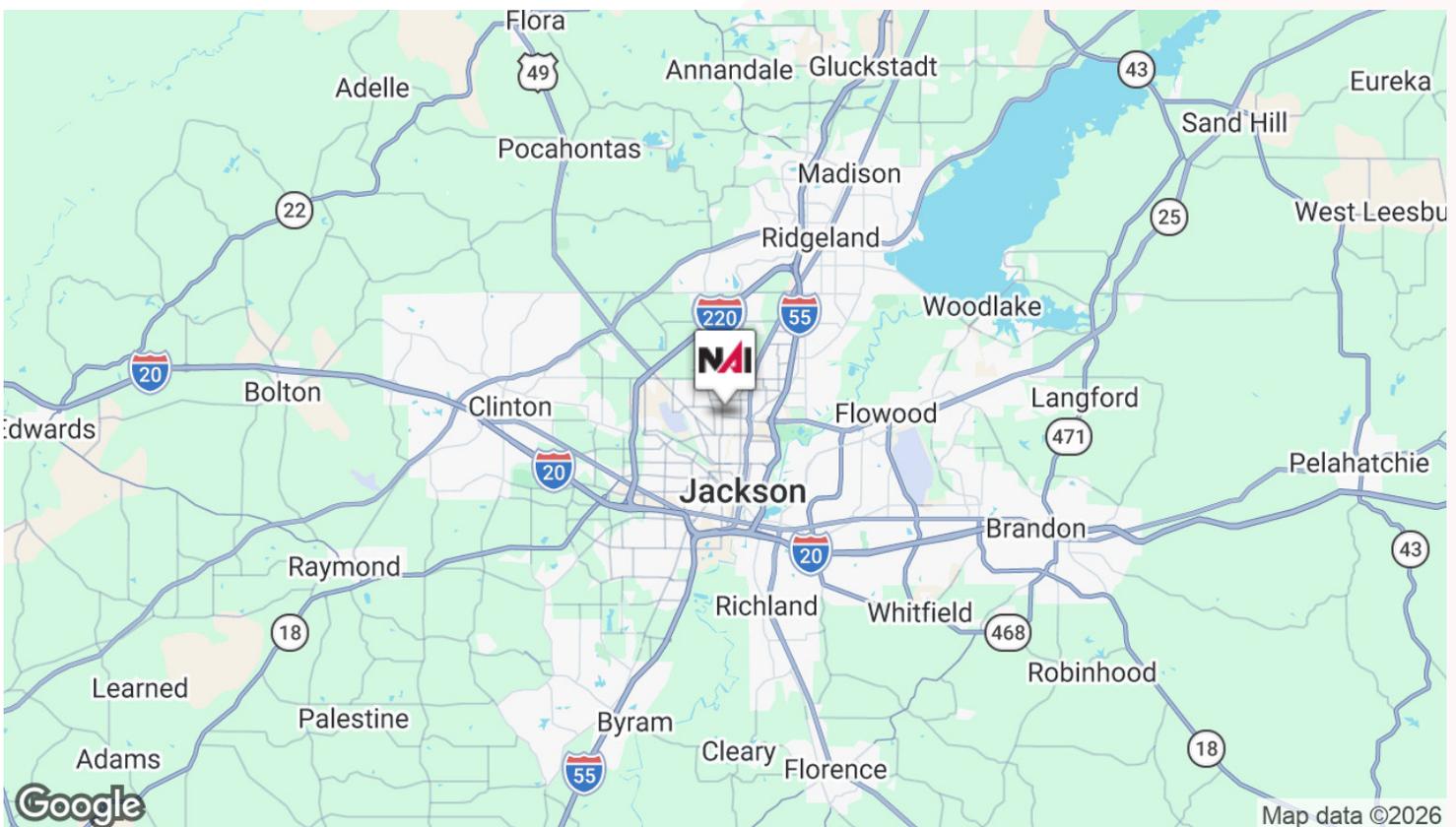
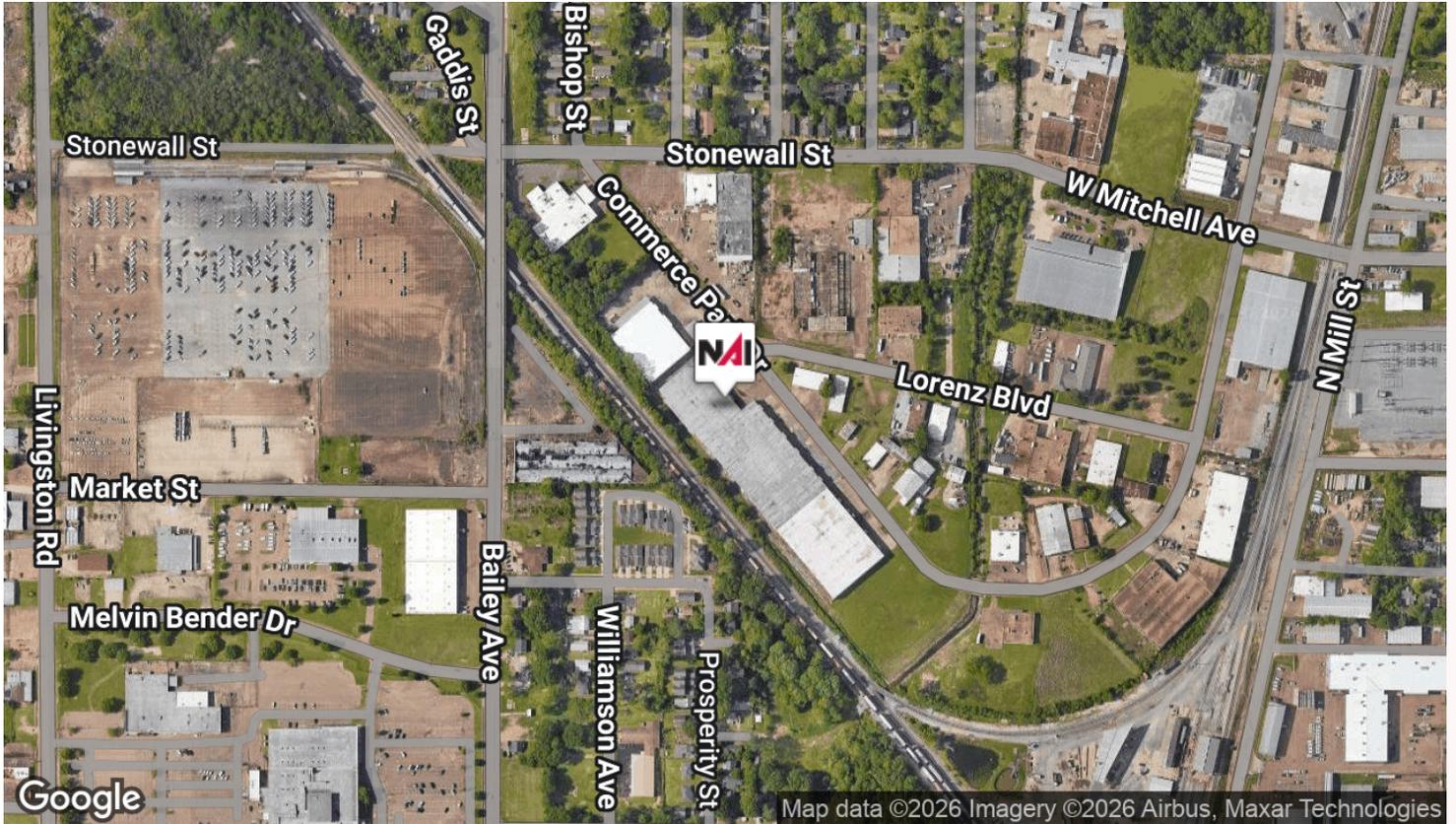
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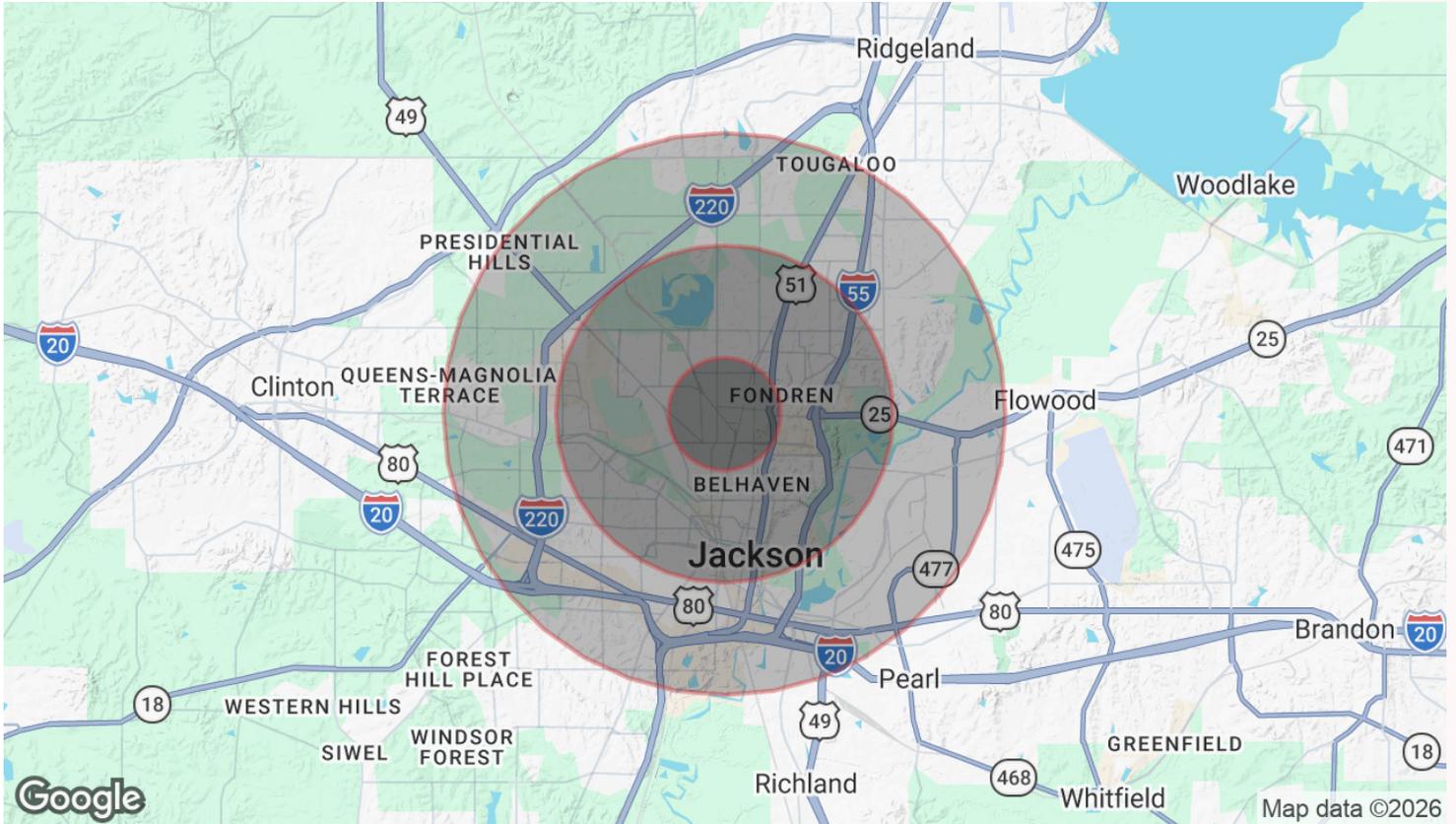


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146,077 SF Industrial Facility | Jackson, MS

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POPULATION

Total Population

Average Age

Average Age (Male)

Average Age (Female)

1 MILE

8,043

36.2

37.4

36.1

3 MILES

66,200

33.5

32.8

34.3

5 MILES

129,167

33.1

32.0

34.0

HOUSEHOLDS & INCOME

Total Households

of Persons per HH

Average HH Income

Average House Value

1 MILE

3,078

2.6

\$36,851

\$129,649

3 MILES

24,198

2.7

\$46,239

\$163,848

5 MILES

47,057

2.7

\$49,596

\$166,941

2020 American Community Survey (ACS)