

I-20 Business Center

For Sale or Lease
Immediate Occupancy Available!



Jackson,
Mississippi

14.32
Acres

108,234 SF
(3 Buildings)
All Cross Docks

C80-12 & C80-MU
Heavy
Industrial

1651 Kerr Drive, Jackson, Mississippi



Property Highlights

- Intersection of Key Transportation Routes:
 - Interstates I-20, I-55 and I-220
 - Highway 80 West and Highway 51
- High Visibility from Interstate 20
- Direct Access to Highway 80 West
- Guard Checkpoint at Entry/Exit with Keypad
- 75 Docks (High and/or Grade Level)
- Excellent Column Spacing
- Indoor & Open-Air Cross Docking
- Ample Trailer and Vehicle Parking
- Secure Site with Fence and Security Cameras

Cross-Dock Industrial Buildings



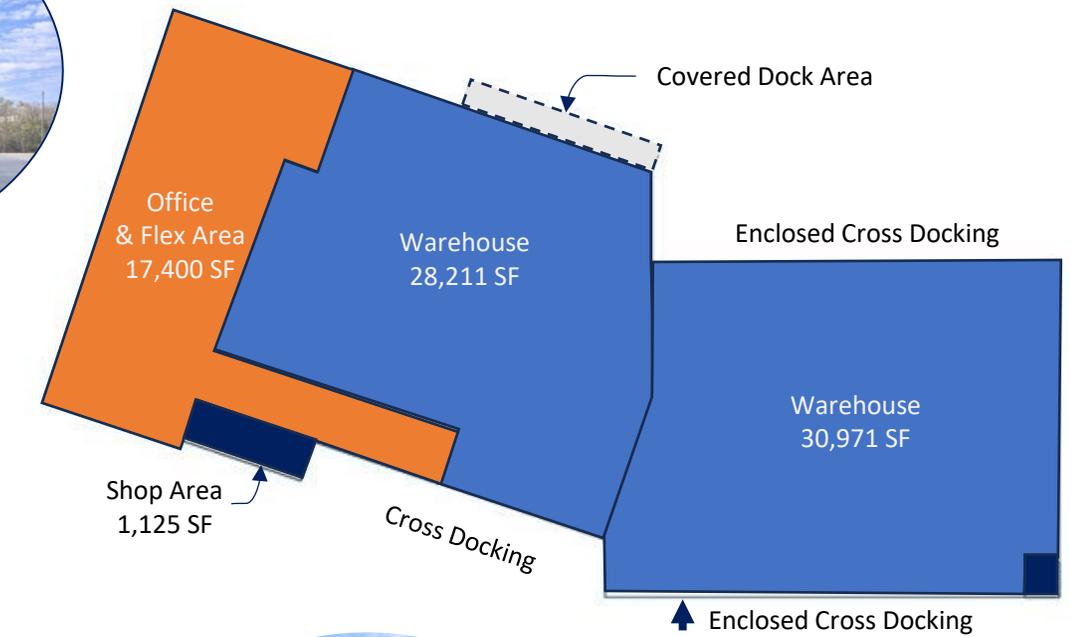
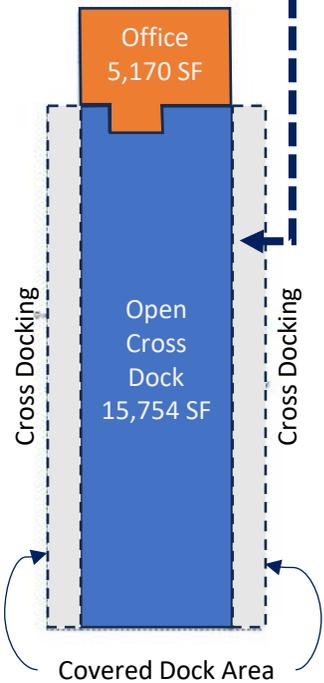
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Property Highlights

- **Cross Docking Capability**
 - Open Side Walls
 - Indoor Warehouse
- Clear Heights up to 22 feet
- 75 Docks and Dock High
- 16 Grade Level Overhead Doors
- LED Lighting
- Backup Generator
- Service Pit
- Major Renovations in 2017, 2019, 2020, and Additional Renovations in 2026
- Heavy-Duty Brick & Steel Frame Construction

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Cross Dock Buildings

108,234 SF

- Building #1: 21,925 SF
- Building #2: 8,601 SF
- Building #3: 77,708 SF

TOTAL: 108,234 square feet (SF)



Building #1



Building #2



Building #3

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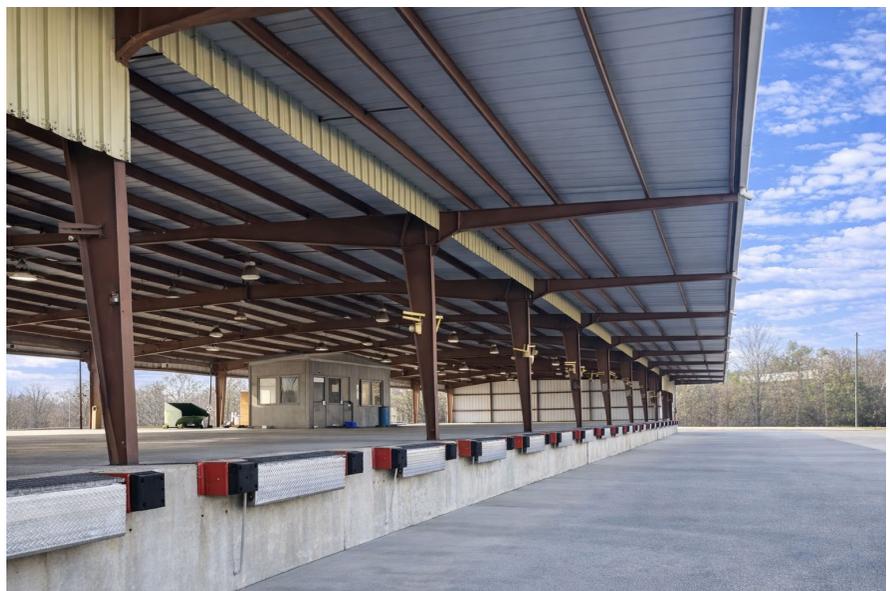
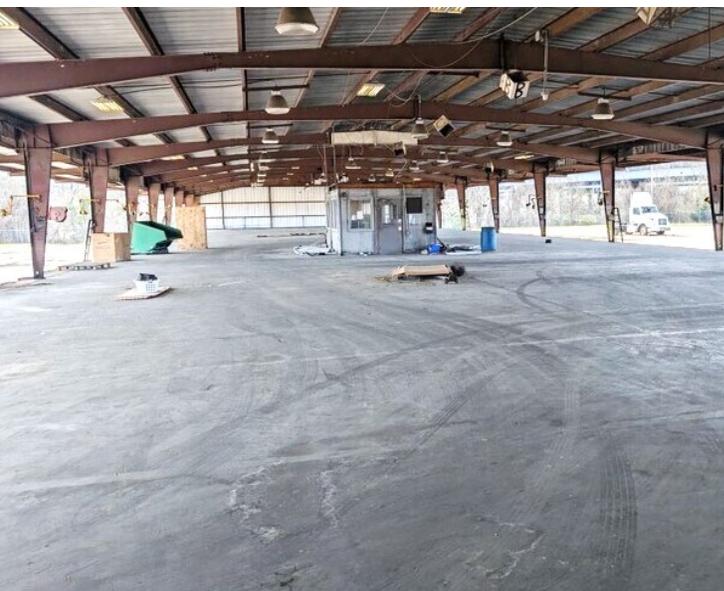
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Building #1
Office & Cross Dock
21,925 SF

Steel Frame & Masonry Construction

- 2-Story Office 5,170 SF
- Open Air Cross-Dock 16,755 SF
- Docks: 40
- Clear Height: up to 16 Feet



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www.provisions.ws

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Or 248-988-9341 (Office)

Murray D. Wikol, President & CEO mwikol@provisions.ws

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**Building #2
Cross Dock
8,601 SF**

- Ceiling Height: up to 24 feet
- Overhead Doors: 14
- Steel Frame Construction
- LED Lighting



Cross-Dock Industrial Buildings



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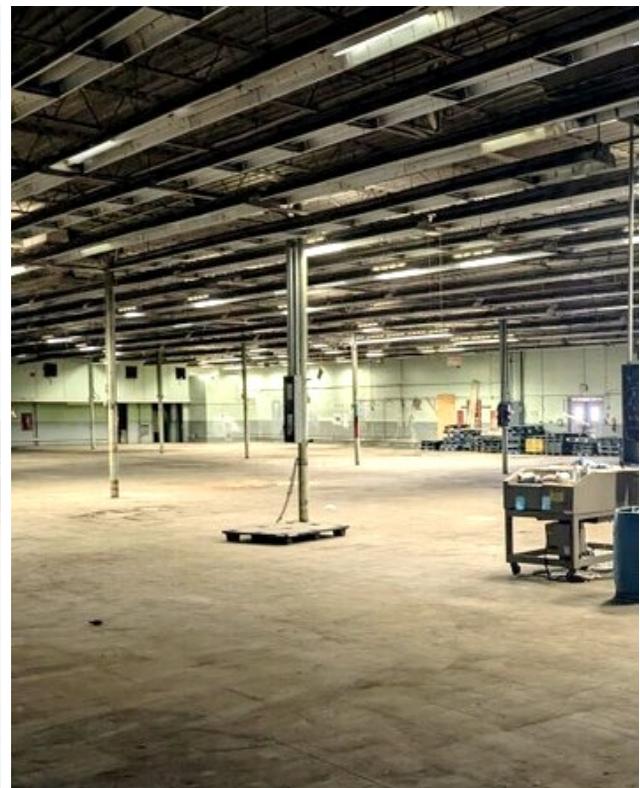
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1651 Kerr Drive, Jackson, Mississippi

Building #3
Cross Dock
77,708 SF

Steel Frame & Masonry Construction

- Clear Height: up to 22 feet
- Dock Doors: 35
- Overhead Doors: 2



Strategically Located in Southeast USA



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Property Highlights

- “The Crossroads of South”
- Regional Commercial and Industrial Corridor
- Multi-State Reach: Mississippi, Alabama, Louisiana, Arkansas, Tennessee, Georgia, and Florida
- Proximity to Gulf Coast Ports (New Orleans, Mobile, Gulfport, and more)



Available Incentives



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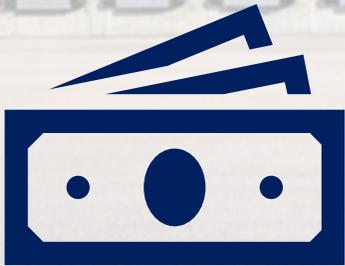
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Mississippi Advantage Jobs Incentives

State Payroll Withholding Rebate for
Tenant/Employer based on job creation up to
10 years



City of Jackson Ad Valorem Tax Incentive

Property Tax Abatement up to 10 years



Qualified Opportunity Zone

Federal Capital Gains Tax Deferral