

**FOR SALE**

**3460 INTERSTATE 55 S FRONTAGE RD  
JACKSON, MS 39212**



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## PROPERTY SUMMARY

<b>Address:</b>	3460 Interstate 55 S Frontage Road Jackson, MS 39212
<b>Size:</b>	7,210 SF
<b>Site Size:</b>	+/- 3.67 Acres Stabilized Yard - fully fenced and well lit
<b>Sale Price:</b>	\$750,000
<b>Cap Rate:</b>	8.17%
<b>Year Built:</b>	1997
<b>Loading:</b>	2 - grade-level doors 14' w x 16' h
<b>Clear Height:</b>	18'
<b>Zoning:</b>	I-1

### Property Highlights:

- Convenient Access to Interstates 20 & 55
- Interstate 55 Visibility (70,000 ADT - 2024)
- Clear-span warehouse
- New 5 yr NNN lease
- 4% annual rent increases

Disclaimer: Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes approximate and subject to survey.

Carpenter Properties, Inc. is pleased to present 3460 Interstate 55 South Frontage Road, Jackson, MS for sale. The single-tenant IOS property was recently leased to Reliable Rental Equipment, LLC and features a 7,210 SF building on a +/- 3.67 Acre site fronting Interstate 55.

## INVESTMENT SUMMARY

<b>Tenant:</b>	Reliable Rental Equipment, LLC
<b>Lease Term:</b>	5 years
<b>Lease Type:</b>	NNN
<b>Annual Base Rent:</b>	\$61,285.00 (\$8.50 psf)
<b>Annual Rent Escalations:</b>	4%
<b>Lease Commencement:</b>	February 15, 2026
<b>Renewal Options:</b>	None



# FLOOR PLAN



## BUILDING PHOTOS

