



FOR LEASE OR SALE | **129,920 SF**
210 EAST SWEET POTATO ST | **VARDAMAN, MS**

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PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.



PROPERTY HIGHLIGHTS



**VERSATILE, OPEN
WAREHOUSE SPACE**



**ADDITIONAL 1.4-ACRE
LOT AVAILABLE FOR
ADDITIONAL TRAILER
PARKING/LAYDOWN
YARD**



**7 UNITS (FORCED
AIR/AC)**



**DUST
COLLECTION
TOWER**



PROPERTY DETAILS

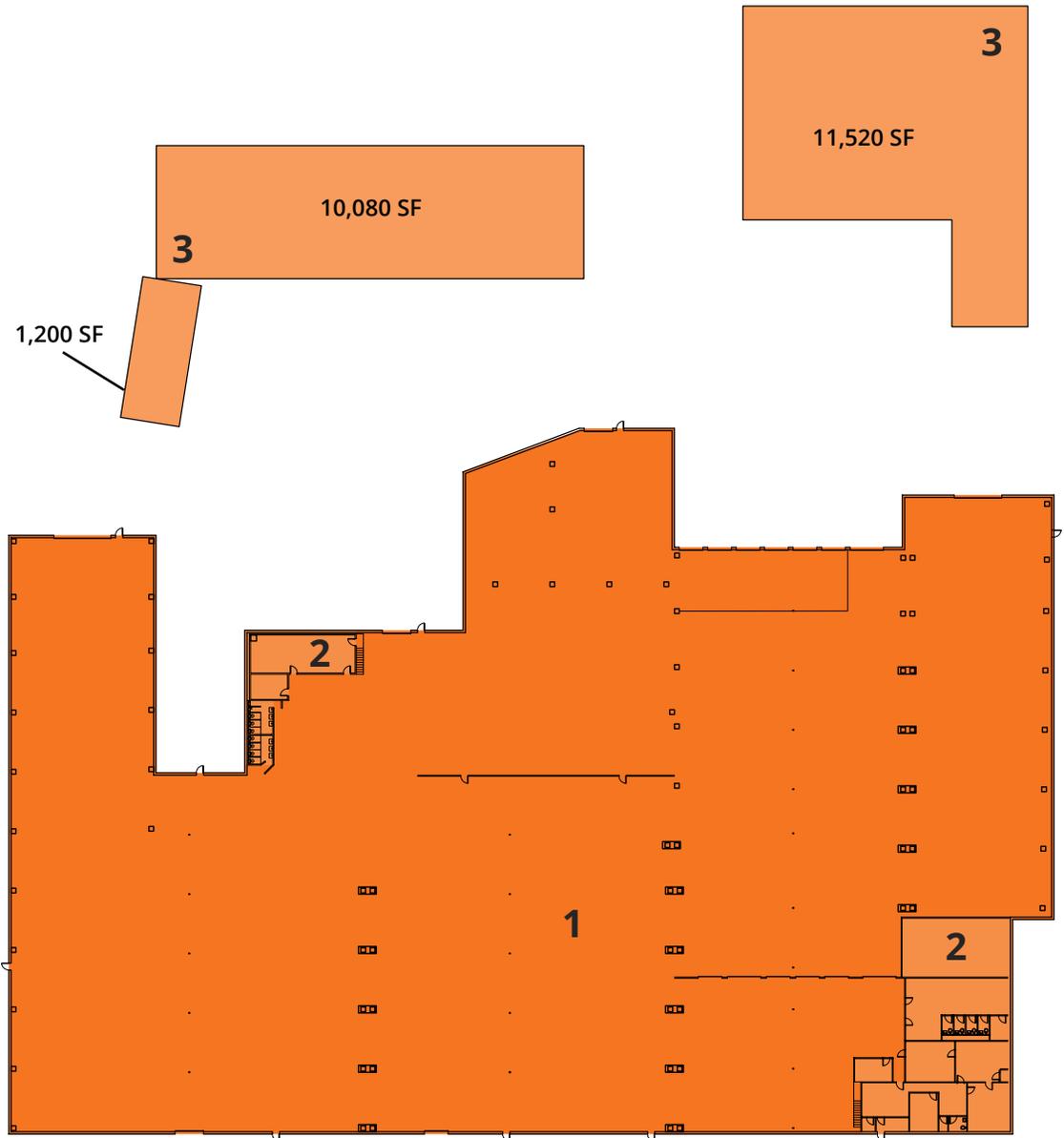
210 EAST SWEET POTATO ST | VARDAMAN, MS

AVAILABLE SPACE	129,920 SF
WAREHOUSE SPACE	99,985 SF
OFFICE SPACE	6,115 SF
ANCILLARY BUILDINGS	23,820 SF
BUILDINGS	3
DOCK DOORS	18
CLEAR HEIGHT	Up to 26'
ROOF	Galvanized Metal
YEAR BUILT	1984 - 2001
POWER	Single 3-Phase
PARKING	65 Standard 8 Trailer
LAND AREA	9.9 Acres
ZONING	C-1: Central Business District

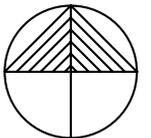


FLOOR PLAN

210 EAST SWEET POTATO ST | VARDAMAN, MS



NUMBER	SPACE DESIGNATION	SQFT
1	WAREHOUSE	99,985 SF
2	OFFICES	6,115 SF
3	ANCILLARY BUILDINGS	23,820 SF
TOTAL		129,920 SF



LOCATION MAP

210 EAST SWEET POTATO ST | VARDAMAN, MS

MEMPHIS, TN	131 MILES
JACKSON, MS	147 MILES
BIRMINGHAM, AL	161 MILES
HUNTSVILLE, AL	185 MILES
NASHVILLE, TN	262 MILES



VARDAMAN

