

501 DENIM WAY



CBRE AVAILABLE

Where Logistics Meet Location

Ready for **immediate occupancy**, offering an outstanding opportunity for companies seeking manufacturing and large-scale distribution space in a strategic and highly visible location at the I-55 / Gluckstadt Interchange



Property Overview



WAREHOUSE	±739,808
OFFICE	±46,654 SF
CAFETERIA	±3,553 SF
MEZZANINE	±167,499 SF
TOTAL SQUARE FOOTAGE	957,514 SF
LOT SIZE	±49 Acres
CEILING HEIGHTS	
WAREHOUSE	30' TO 50'
MEZZANINE	15' minimum
OFFICE	10'
TRUCK LOADING	
RECEIVING DOCK DOORS	23 on South wall 2 - 8' x 12'
SHIPPING DOCK DOORS	22 on North wall 43 - 8' x 10'
SPRINKLER SYSTEM	Wet
PARKING	
NO. OF SPACES	415



Central us
distribution center
opportunity



30' To 50'
clear heights



100% Climate
controlled
facility

Property Details



Original Building

ELEVATED SORTING MEZZANINE CAPACITY	<ul style="list-style-type: none"> • Poured concrete slab on corrugated steel deck, joist, and girders. • Liveload capacity of 115 pounds per square foot (PSF)
CLEAR HEIGHT BENEATH	15'-0" Min. to 18'-2½" to TOJ
CLEAR HEIGHT ABOVE	15'-0" Min. to 18'-3 to TOJ

Expansion Building

FLOOR ABOVE BASEMENT - SUSPENDED CONCRETE SLAB AREA	<ul style="list-style-type: none"> • Typically, 12" Slab, #6 rebar at 12" o.c. each way, top and bottom – reinforcing at column lines. Some areas of 8 3/8" deep steel removable floor weldments • Liveload capacity of 125 Pounds per Square Foot (PSF) – Likely more in reality but this is what the Design Criteria says • The suspended slab could be braced down to the 2'-6" thick basement pit footing with discreet columns and waler beams
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Column Spacing

DIMENSIONS	W 10 x 33 and W 13' x 24' x 50'
SPACING	40' x 32'

Power

SOURCE	Entergy
PRIMARY	480 Volts 3 Phase
TRANSFORMERS	5 - 2500 KVA - oil cooled outside
SECONDARY	480/120 3 phase

Heat/AC

AC	Two (2), two-cell Marley cooling towers
PACKAGE UNITS	(22) 80-ton package units
ROOFTOP UNITS	(9) 7.5-ton rooftop units and (3) 25-ton rooftop units
HEAT	Boiler System (Clever Brooks System)

Sprinklers

TYPE	Wet type throughout the facility Fed with an 8" supply pipe with 18" main branched into six zones in plant
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Lighting

TYPE	<ul style="list-style-type: none"> • 4' (4) lamp lay-in haldine 277V • 1,867 4' lay-in fixtures • 1,957 metal haldine
APPROXIMATE NO. OF FIXTURES	Currently replacing all 4' with LED lights (70% complete)



Property Details

Continued

Alarm System

DETAIL

FCI Fire Control monitored by Guardsmark and Global Sector

Truck Loading

LOCATION

- 23 Receiving dock doors on South wall
- 2 - 8' x 12'
- 22 Shipping dock doors on North wall
- 43 - 8' x 10'

Air Compressor

OF COMPRESSORS

3

H.P. OF EACH

1 at 150, 2 at 200

NUMBER OF DRYERS

2

Telephone

SUPPLIER

AT&T

Garbage

SUPPLIER

Republic Services

Fire Safety

NEAREST FIRE HYDRANTS

50 to 100' from the front of the facility

Site Plan



SEVERE WEATHER SHELTER AREA



FIRE EXTINGUISHER



SAFE ROOM



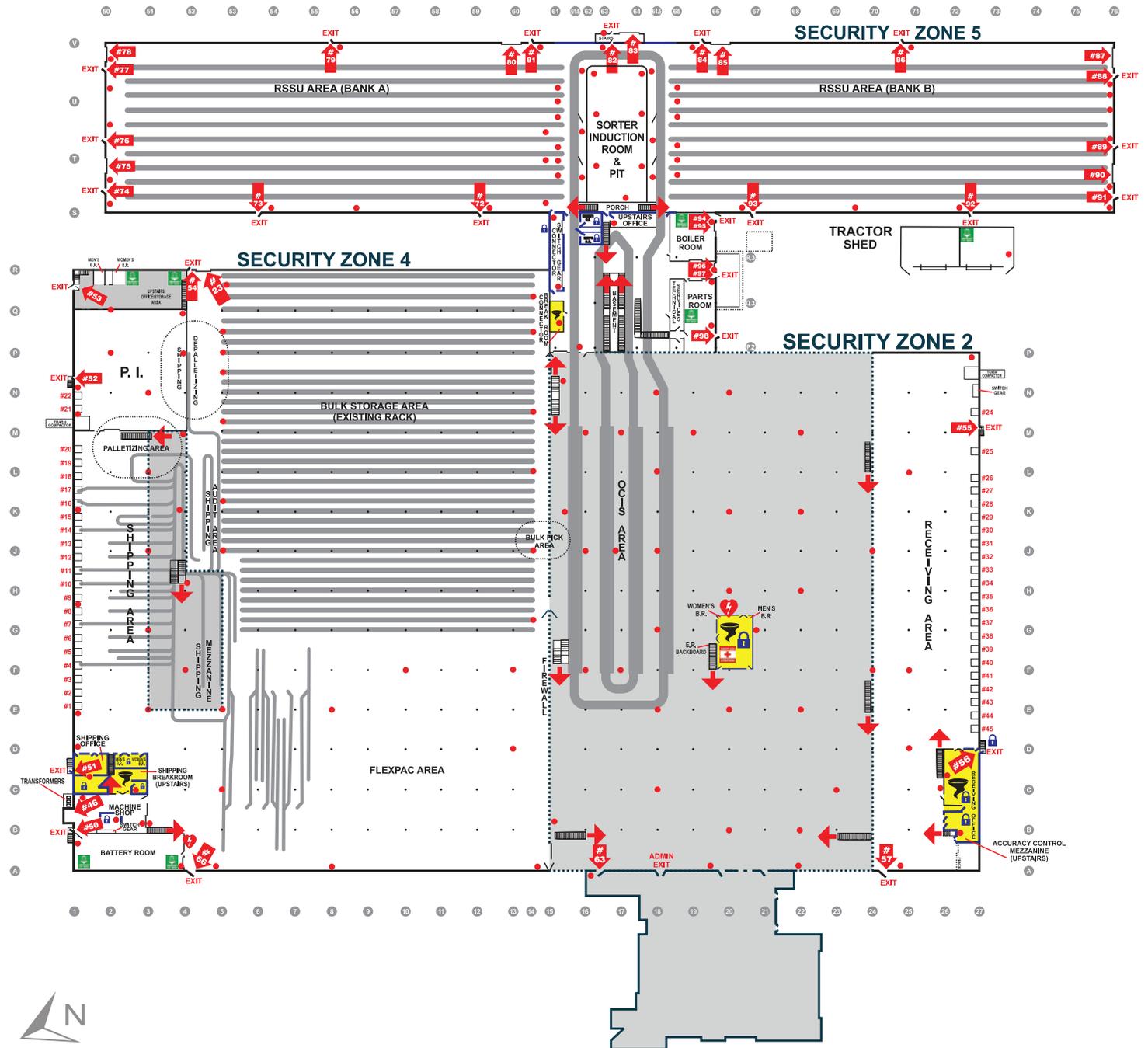
AUTOMATIC EMERGENCY DEFIBRILLATOR



EMERGENCY EYE WASH STATION



FIRST AID STATION





enterprise

MADISON COUNTY
**SPORTS
ZONE**

DeBeukelaer

NUCOR

W Westlake
Chemical

STORAGE DEPOT

**STEAK
ESCAPE**
SANDWICH GRILL

**SMOOTHIE
KING**

faurecia

Industrial Boulevard

Krystal

CardinalHealth™

ABS
ALCOHOL BEVERAGE SERVICES

GLUCKSTADT ROAD

SVC
Snow Critters

SMALLCAKES
Bakery

GO SHINE
EXPRESS CAR WASH

**BURGER
KING**

POT & PADDLE
JAMBALAYA KITCHEN

SONIC

Gluckstadt Road

Wendy's

DEPENDABLE
RV Services

STORAGE Max

**SHERWIN
WILLIAMS**

**SHERWIN
WILLIAMS**

SASC Inc.

Independent Lighting

**BICYCLE
REVOLUTION**

**AMERICAN
PACKAGING
CORPORATION**

BEST ATHLETICS

CAMPER CORRAL

Vertex

Industrial Drive South

501
DENIM WAY

Weisenberger Road

Canadian National Railway

Parkway East

INTERSTATE
55

51

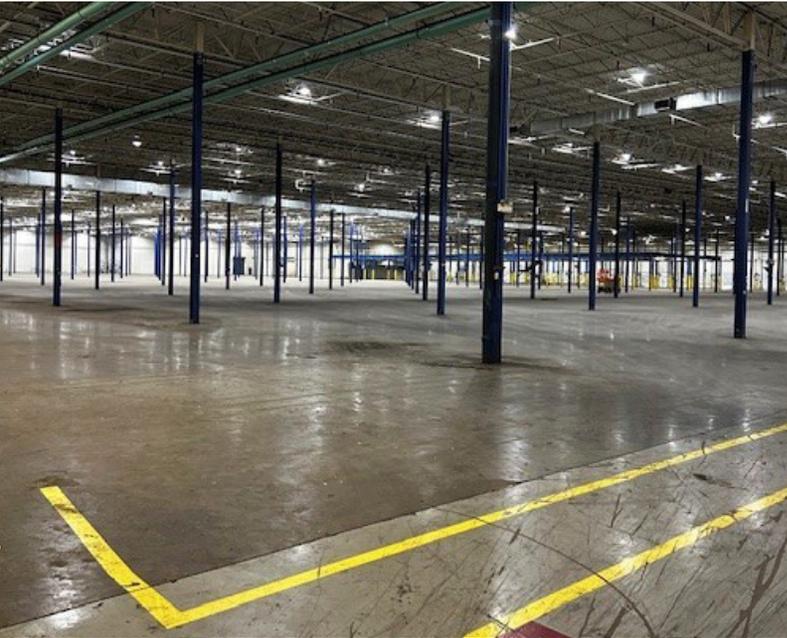
Nearby
Amenities



Jackson MSA Overview

Located midway between Memphis and New Orleans, Atlanta and Dallas, the city of Jackson known as the “crossroads of the south” has positioned itself as a regional center for commerce, culture, government, healthcare, and education. Jackson is the most populated, urbanized area in Mississippi and continues to rank among Forbes magazine’s Top 100 places in the country to do business. Metro Jackson has a population of approximately 600,000 people, Jackson, the hub for the state’s government, education, and healthcare, boasts seven (7) colleges and junior colleges, and thirteen (13) hospitals, including the nationally renowned University of Mississippi Medical Center. Local residents also enjoy a strong housing market that is among the most affordable in the country.

The local economy also benefits from the state’s success in attracting and supporting businesses that service the auto manufacturing, telecommunications, banking, and gaming industries. 501 Denim Way is strategically located in fast growing Madison, Mississippi. The \$ 1.4 billion Nissan Motor Company facility also located in Madison County is located within five miles and employs approximately 6,400 workers. In addition, the newly constructed three million square foot Amazon Fulfillment Center and related \$ 10 billion data center construction sites in Canton and Ridgeland are within nine miles.



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