

**For More Information:**

**CLAY SHORT**  
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Industrial Property For Lease

*1824 3rd Avenue North, Columbus, MS 39701*

**16,000 SF INDUSTRIAL  
BUILDING**



324 Troy Street  
Tupelo, MS 38804  
662.842.8283  
[www.trirealestate.net](http://www.trirealestate.net)



## OFFERING SUMMARY

**Available SF:** 16,000 SF

**Lease Rate:** \$7.00 SF/yr (NNN)

**Lot Size:** 1.1 Acres

**Year Built:** 1977

**Building Size:** 16,000 SF

**Zoning:** Commercial

## PROPERTY OVERVIEW

This 16,000 SF metal building with brick veneer sits on 1.1 acres and is well-suited for a variety of light industrial uses. The structure features a 14,000 SF shop area with four (4) 14' x 17' grade-level doors and one (1) truck dock. The warehouse is equipped with a combination of Metal Halide and LED lighting, and roof heights of 16 feet at the center and 14 feet at the sidewalls. Site also includes 21 paved parking spaces.

The 2,000 SF office area includes a showroom, reception area with sales counter, three private offices, a conference room, and two restrooms. Additional amenities include a break room and an extra restroom located within the warehouse.

At the rear of the building is a 100' x 120' fenced laydown yard featuring a 60' x 120' concrete pad. This yard is accessible both through two roll-up doors from the interior and via a gated exterior entrance.

## LOCATION OVERVIEW

Conveniently located just one tenth of a mile from State Hwy 182 and 1.5 miles to State Hwy 45 and State Hwy 82. Neighbors include other light industrial users.

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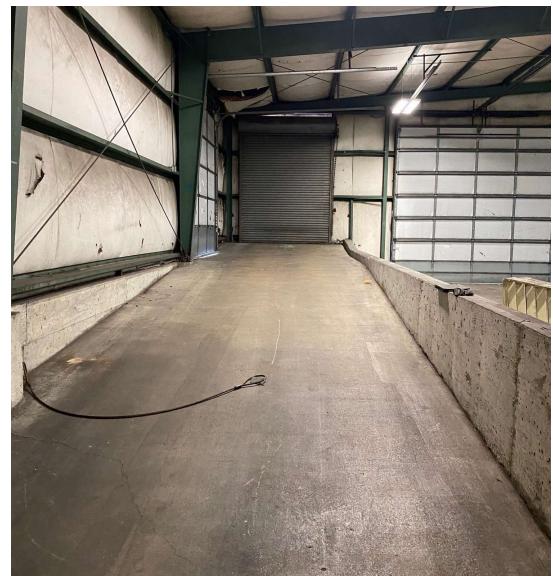
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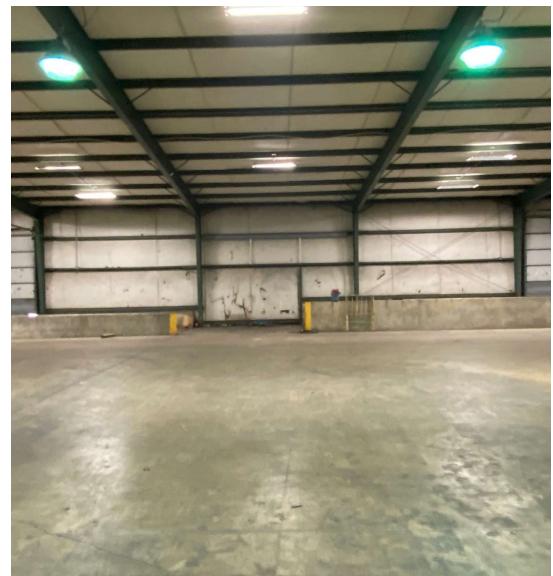
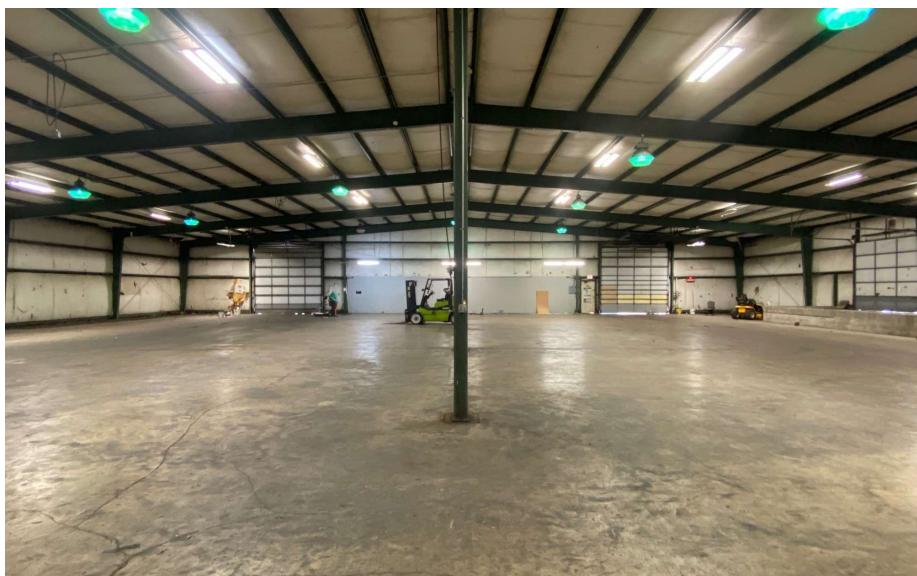
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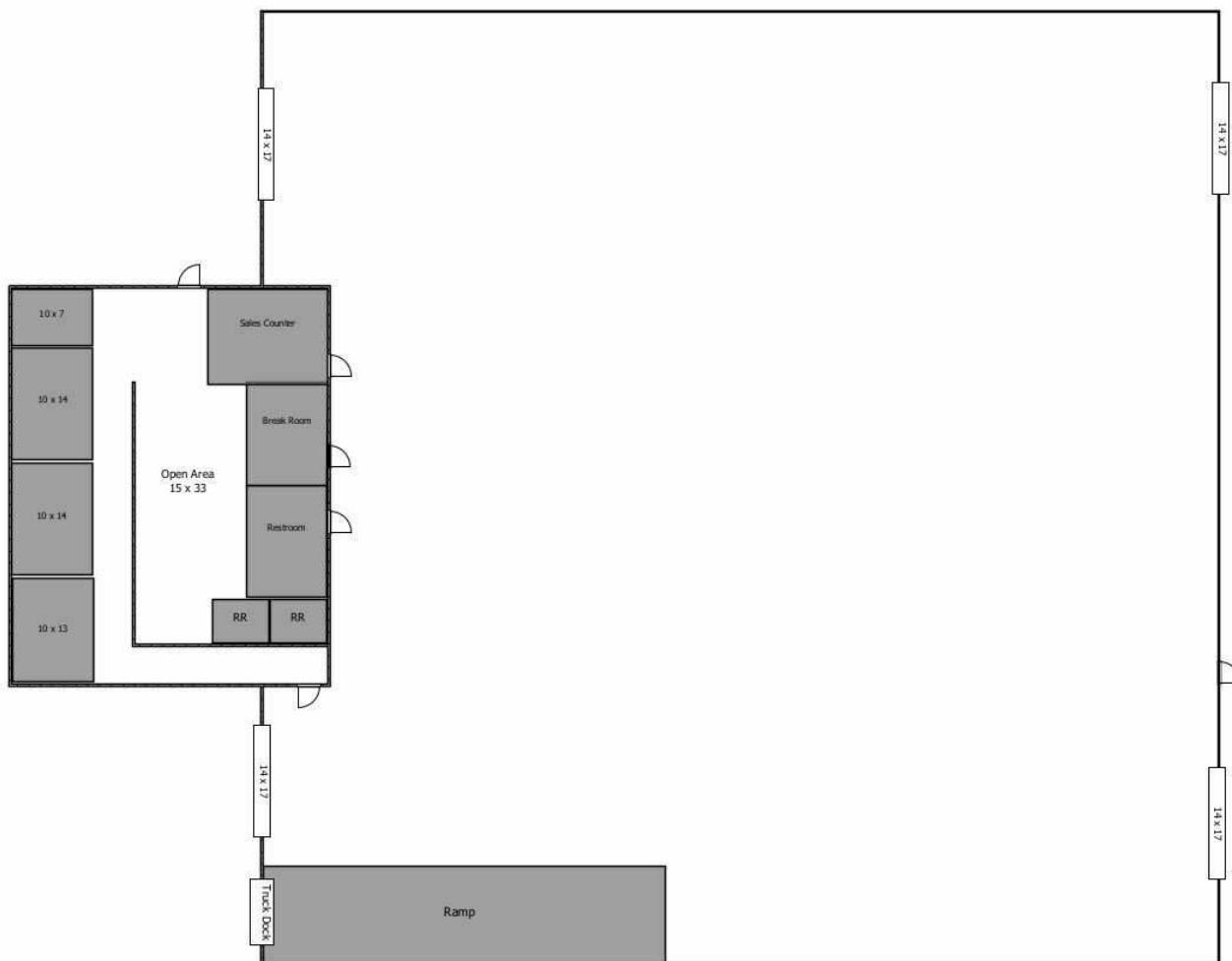
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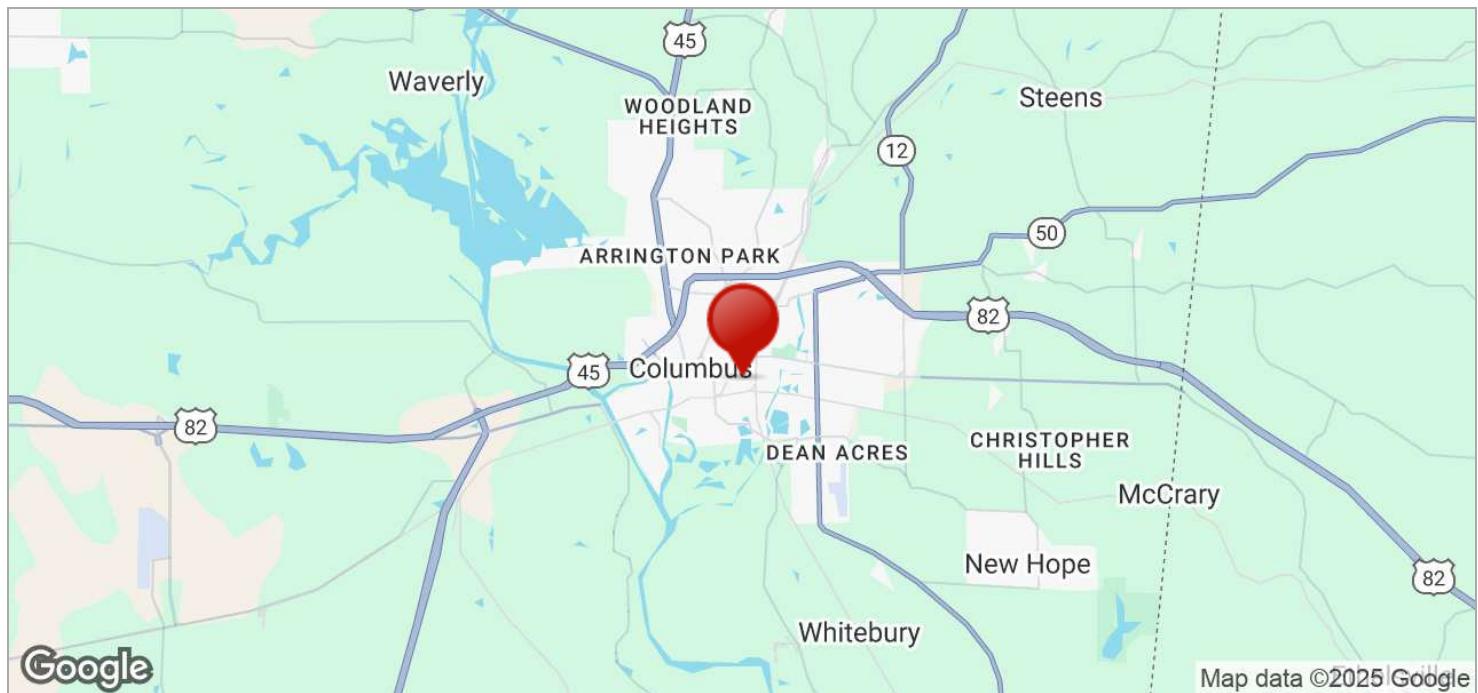
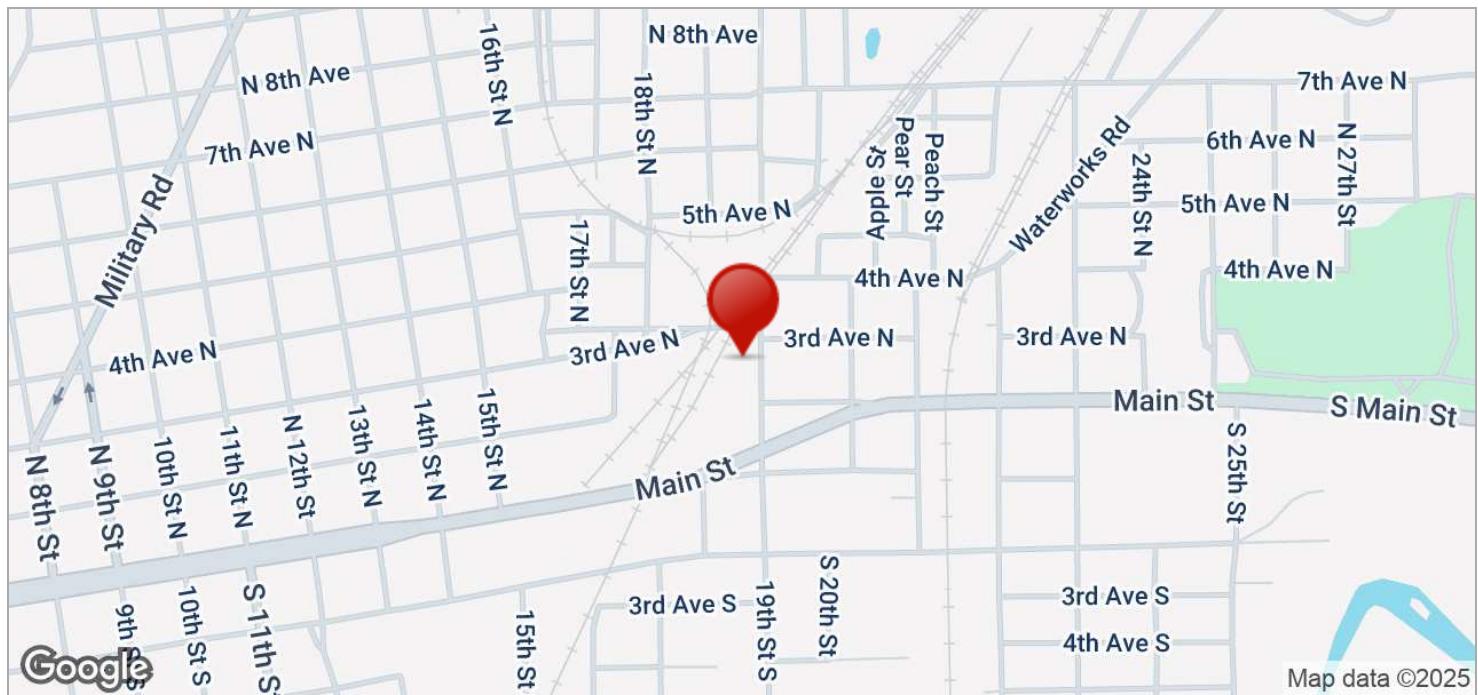
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