

For More Information:

CLAY SHORT

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Warehouse For Lease

4189 Chesterville Road, Tupelo, MS 38801

TUPELO FLEX WAREHOUSE



600 West Main Street Suite B

Tupelo, MS 38804

662.842.8283

www.trirealestate.net



4189 Chesterville Road, Tupelo, MS

TUPELO FLEX WAREHOUSE



OFFERING SUMMARY

Building Size:	32,150 SF
Lease Rate:	\$4.00 SF/yr (NNN)
Lot Size:	2 Acres
Year Built:	1989
Operating Expenses:	\$0.60 / SF +/-
Zoning:	MUCC

PROPERTY OVERVIEW

100% heated and cooled, single-tenant "Flex" warehouse opportunity For Lease. Property includes 4,800 SF of highly-attractive showroom / office space with over 27,000 SF of shop / warehouse space. Office space could be converted to showroom area if needed. Clear hts of warehouse = 12' to 14' sides, & 16' to 18' in the middle under beams. Space could be adapted to accommodate many business options. Used by the owner as a photography studio, the condition of the space is excellent. Includes 2 standard docks with 2 trash-doors and 1 bob-truck option

LOCATION OVERVIEW

Located in a high-growth area surrounded by new commercial and residential developments. Neighbors include an Exxon Truck Center (under construction), Tupelo's largest gym (Snap Fitness), a new grocery store-anchored neighborhood shopping center, and several of the market's most affluent residential neighborhoods. Also, conveniently located to the Tupelo Furniture Market, Tupelo Airport, and I-22 making it a highly flexible location ideal for both heavy commercial uses, and industrial uses requiring easy access to major highways and interstates

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4189 Chesterville Road, Tupelo, MS

TUPELO FLEX WAREHOUSE FACADE



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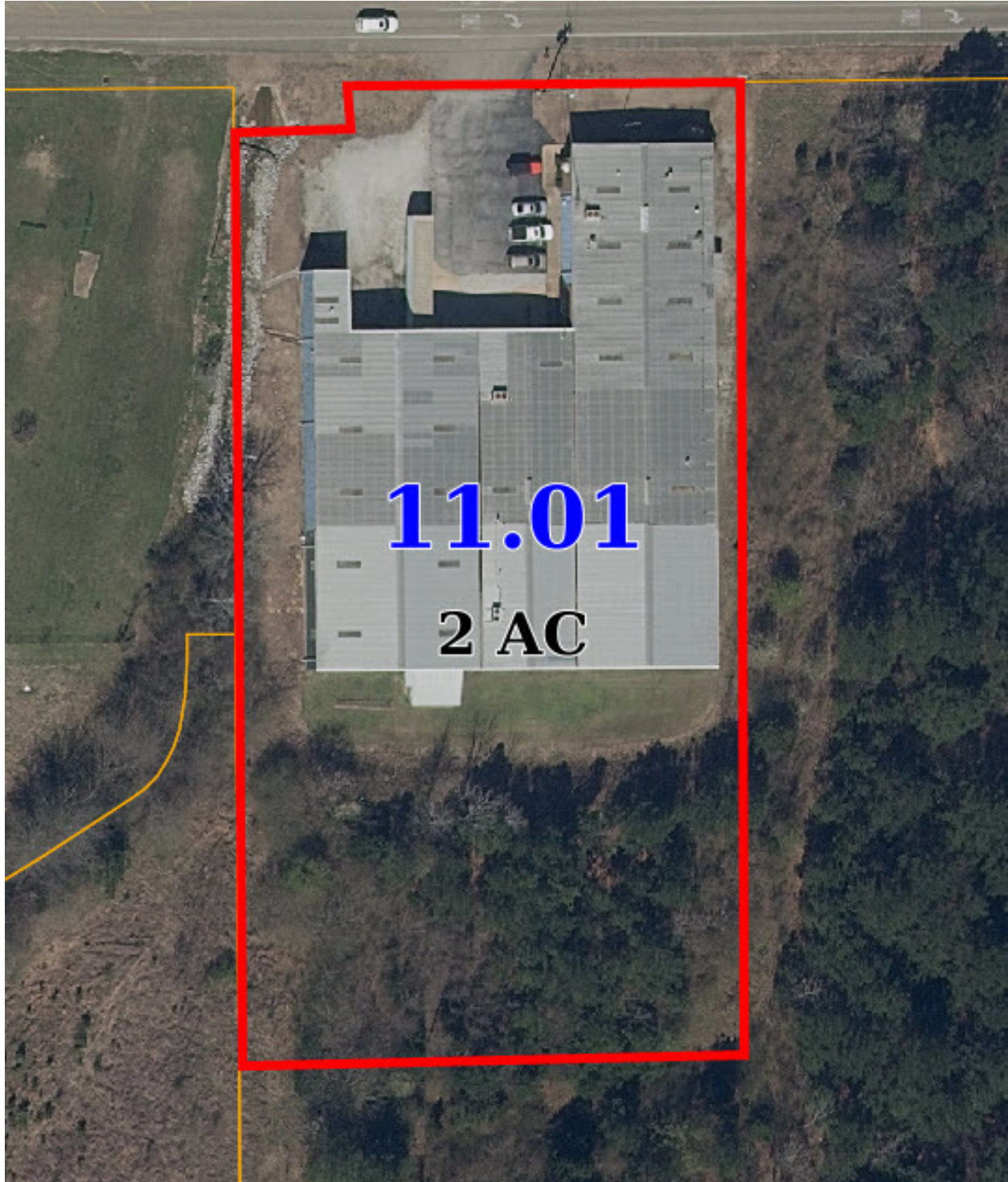
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TUPELO FLEX WAREHOUSE AERIAL / PLAT



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TUPELO FLEX WAREHOUSE OFFICE / SHOWROOM



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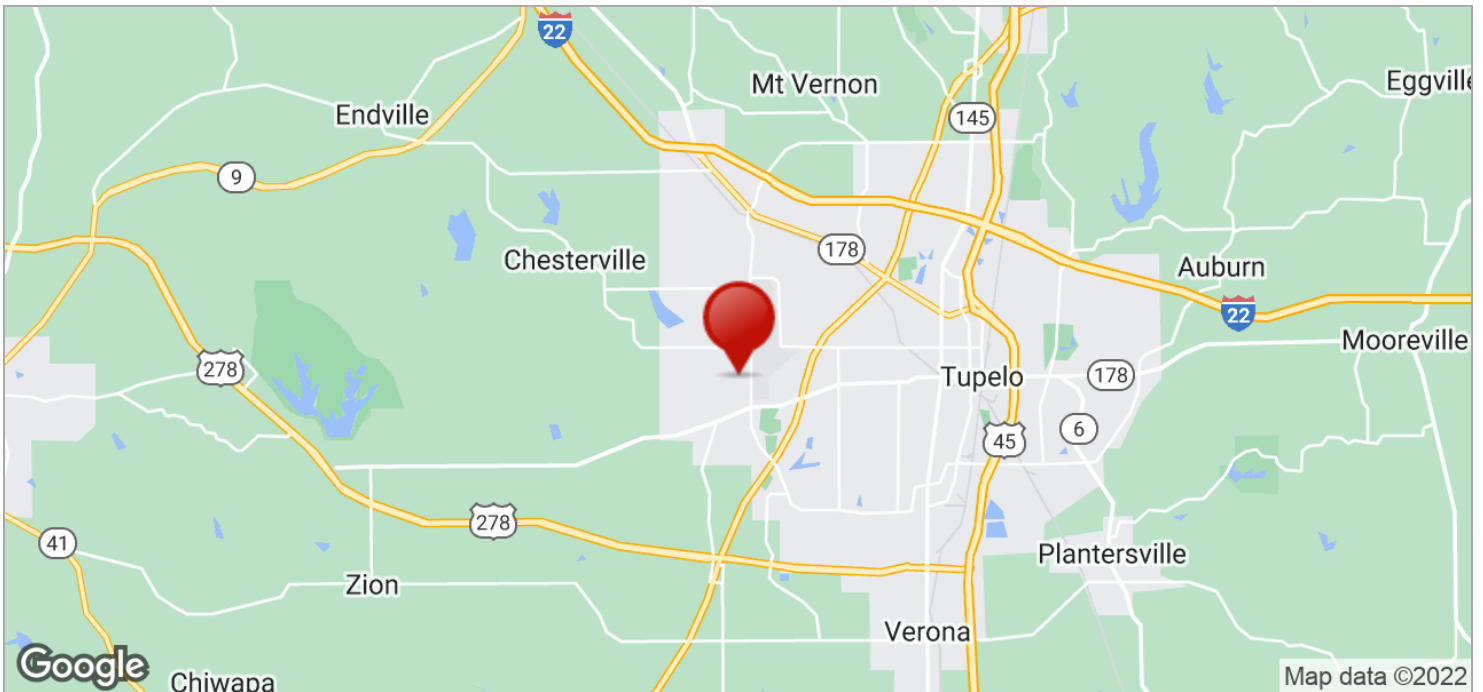
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TUPELO FLEX WAREHOUSE BUILDING



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