

INDUSTRIAL PROPERTY FOR SALE

LIVINGSTON RD WAREHOUSE

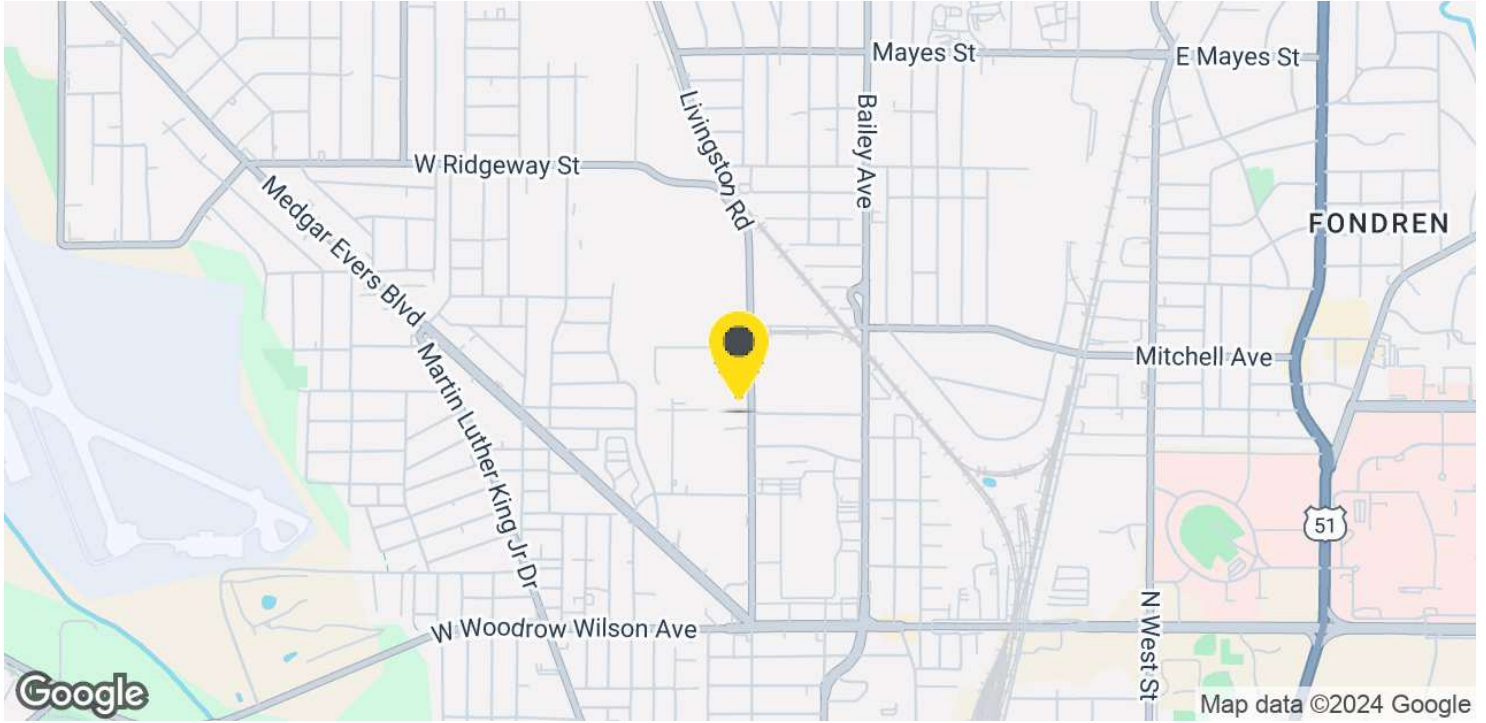
2689 LIVINGSTON ROAD JACKSON, MS 39213



JEFF SPEED, CCIM
601.624.8380
jeff@speedcres.com

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OFFERING SUMMARY

Sale Price:	\$325,000
Building Size:	23,125 SF
Lot Size:	1.96 Acres
Number of Units:	1
Price / SF:	\$14.05
Year Built:	1958
Zoning:	I-1
Traffic Count:	4,900

PROPERTY OVERVIEW

This well kept warehouse/office property in Jackson, MS is positioned across from a facility with 24 hour security. The building is situated on 1.96 fenced acres and has 3524 square feet of office space with the remainder being light industrial or manufacturing warehouse. There is also an upstairs space which is used for storage but was at some point and could be returned to a warehouse supervisors office if needed. There are many safety features throughout the building and compressed air throughout the warehouse space. There is lots of space and lots of possibilities with this property.

LOCATION OVERVIEW

Building is located Jackson, MS just behind the Jackson Medical Mall. It is positioned across from a auto storage lot with 24 hr security.

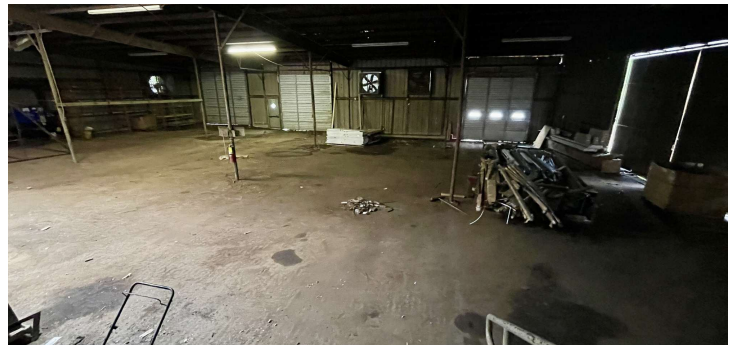
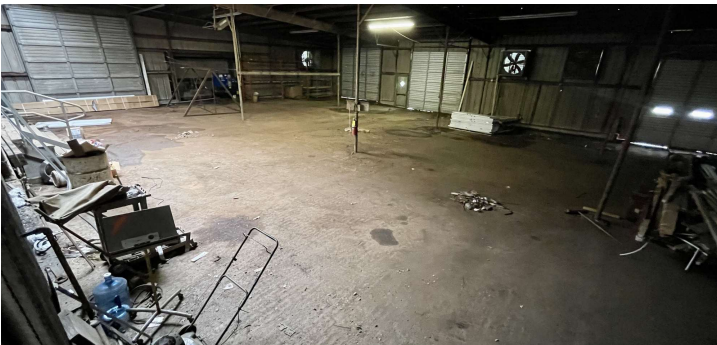
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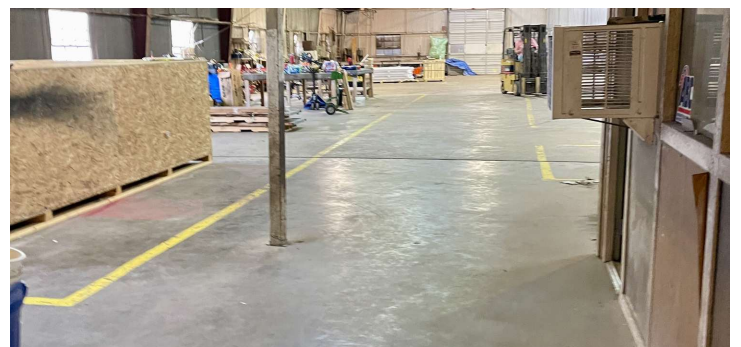
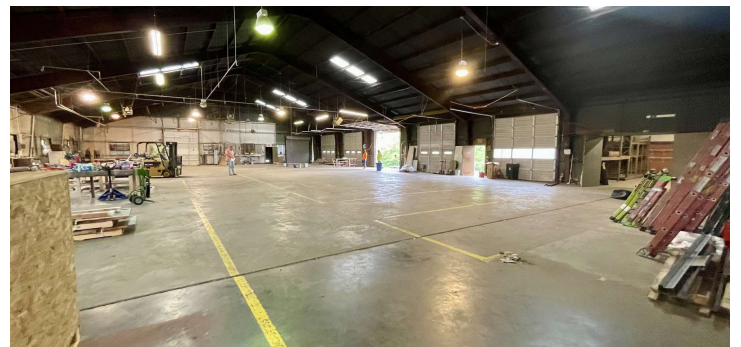
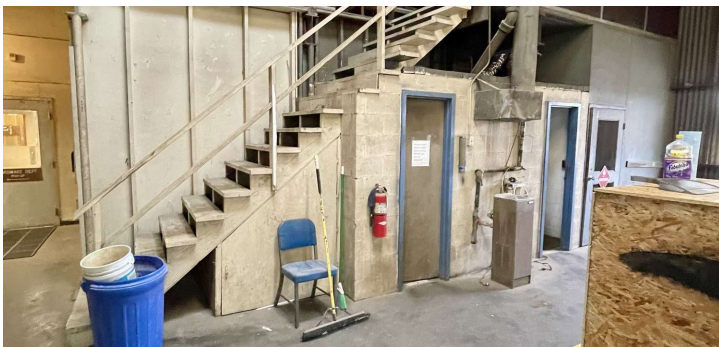
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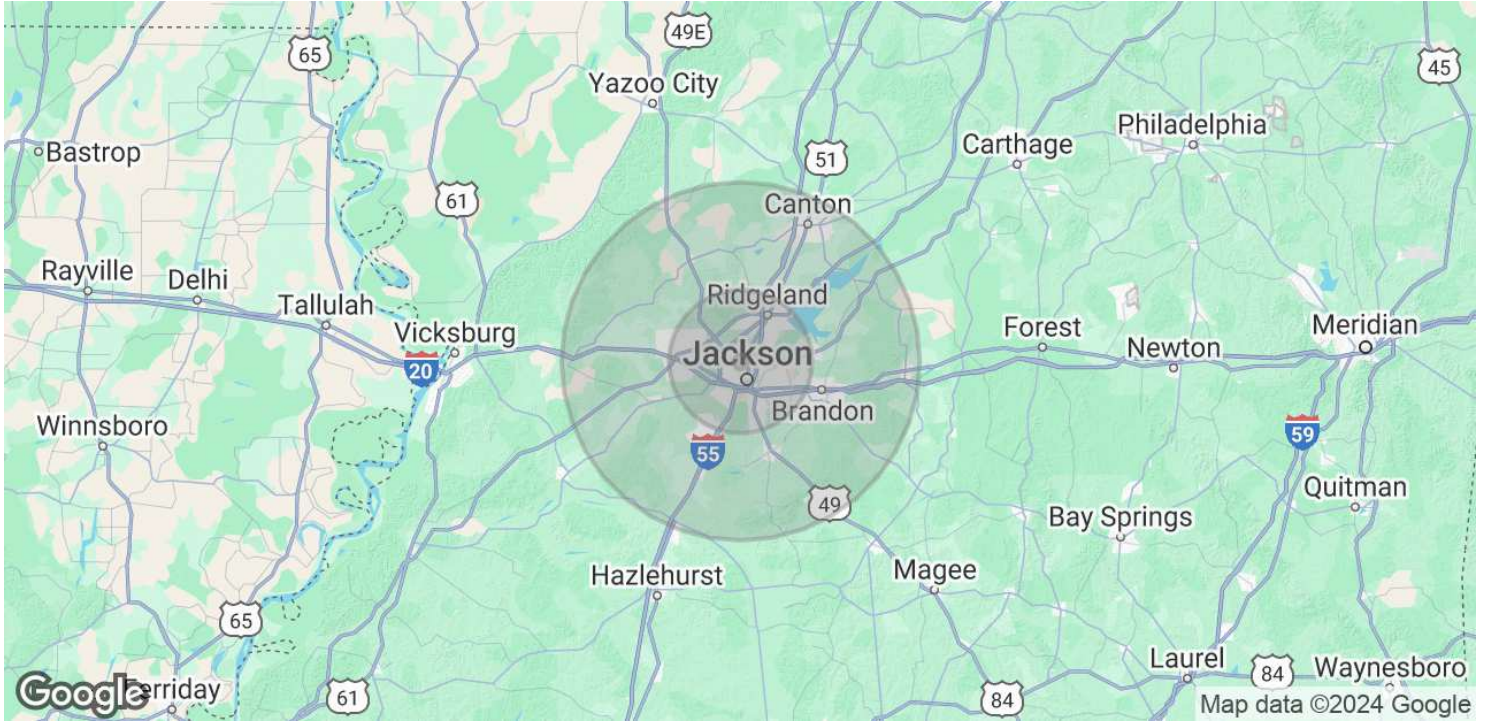
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POPULATION	1 MILE	10 MILES	25 MILES
Total Population	7,429	279,091	485,540
Average Age	40.1	36.0	37.5
Average Age (Male)	36.2	34.9	36.3
Average Age (Female)	44.1	37.8	39.1
HOUSEHOLDS & INCOME	1 MILE	10 MILES	25 MILES
Total Households	4,125	122,574	204,189
# of Persons per HH	1.8	2.3	2.4
Average HH Income	\$25,152	\$60,247	\$70,045
Average House Value	\$49,187	\$134,780	\$161,842

2020 American Community Survey (ACS)

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JEFF SPEED, CCIM

President | CCIM

D: 601.987.0202 | **C:** 601.624.8380

jeff@speedcres.com



MS #16810

JEFF SPEED, CCIM

601.624.8380

jeff@speedcres.com