

FOR LEASE

PINPOINT



PREMIER - CLINTON, MS - INDUSTRIAL ASSET

1021 CLINTON INDUSTRIAL PARK RD, CLINTON, MS 39056

For More Information

BB MITCHELL

601.586.3220

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SAM COX, SIOR

601.586.3220

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190 EAST CAPITOL STREET | JACKSON, MS 39201 | 601.586.3220 | PINPOINTCRES.COM

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OFFERING SUMMARY

Lease Rate:	\$5.25 SF/yr (NNN)
Building Size:	217,858 SF
Available SF:	25,000 - 125,000 SF
Lot Size:	25 Acres
Year Built:	1986
Zoning:	I-1
Submarket:	Clinton

PROPERTY OVERVIEW

Pinpoint Commercial Real Estate is proud to present 1021 Clinton Industrial Park Road available For-Lease. The subject property consists of 217,858 square feet of rentable area situated on a 25.00 acre site with 125,000 SF currently available for Lease. The improvements were completed in 1986 with additional renovations being made over time. The building boasts expansive parking, as well as 360 degree access around the building. For more information, please contact Pinpoint Commercial Real Estate at 601.586.3220.

PROPERTY HIGHLIGHTS

- Building Size: 217,858 RSF
- Available SF: 25,000 to 125,000 RSF
- Asking Rate: \$5.25/SF NNN
- 25 Acre Site
- Close Proximity To: Amazon Web Services Development, Continental Tire and Nissan North America

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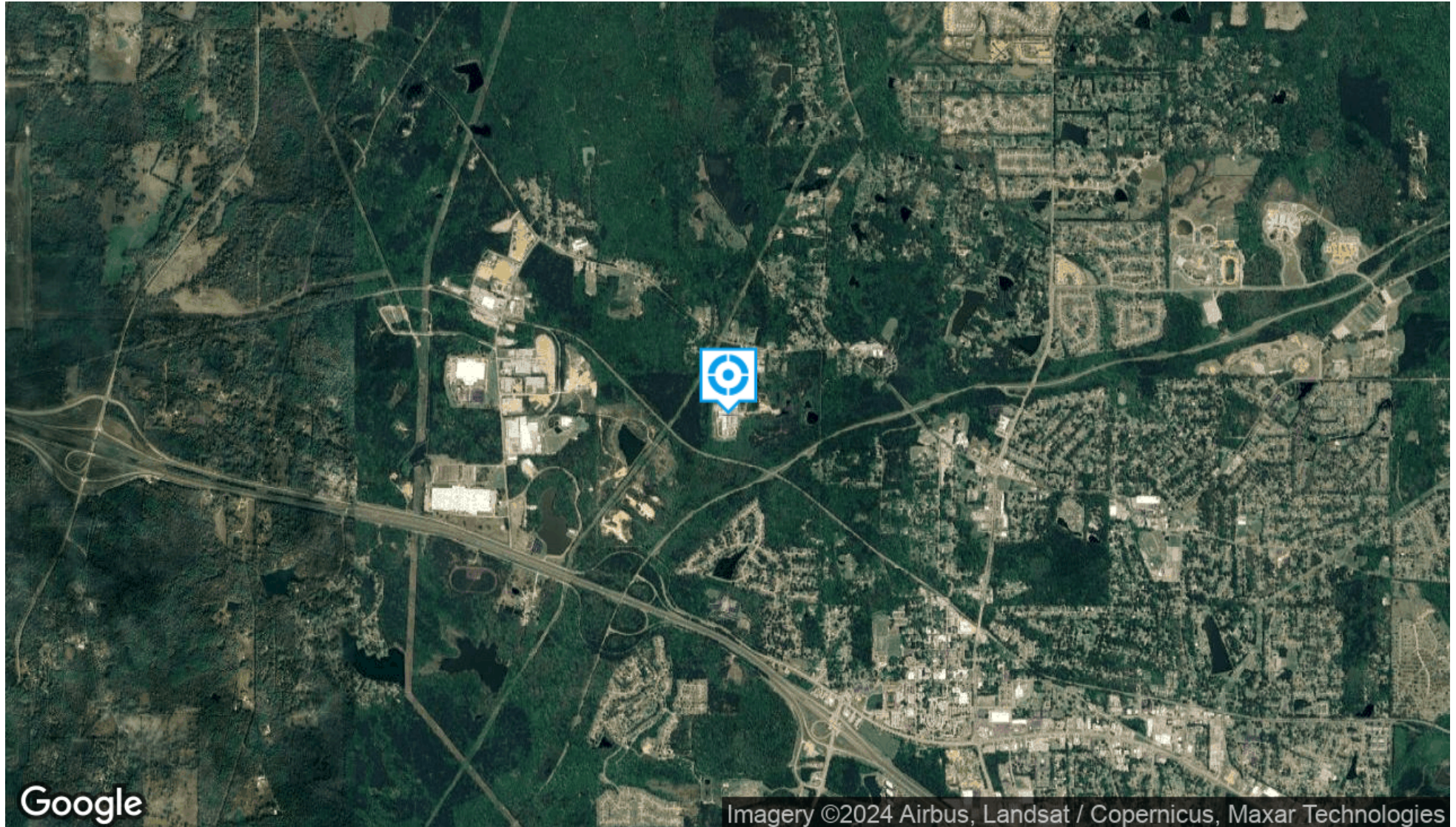
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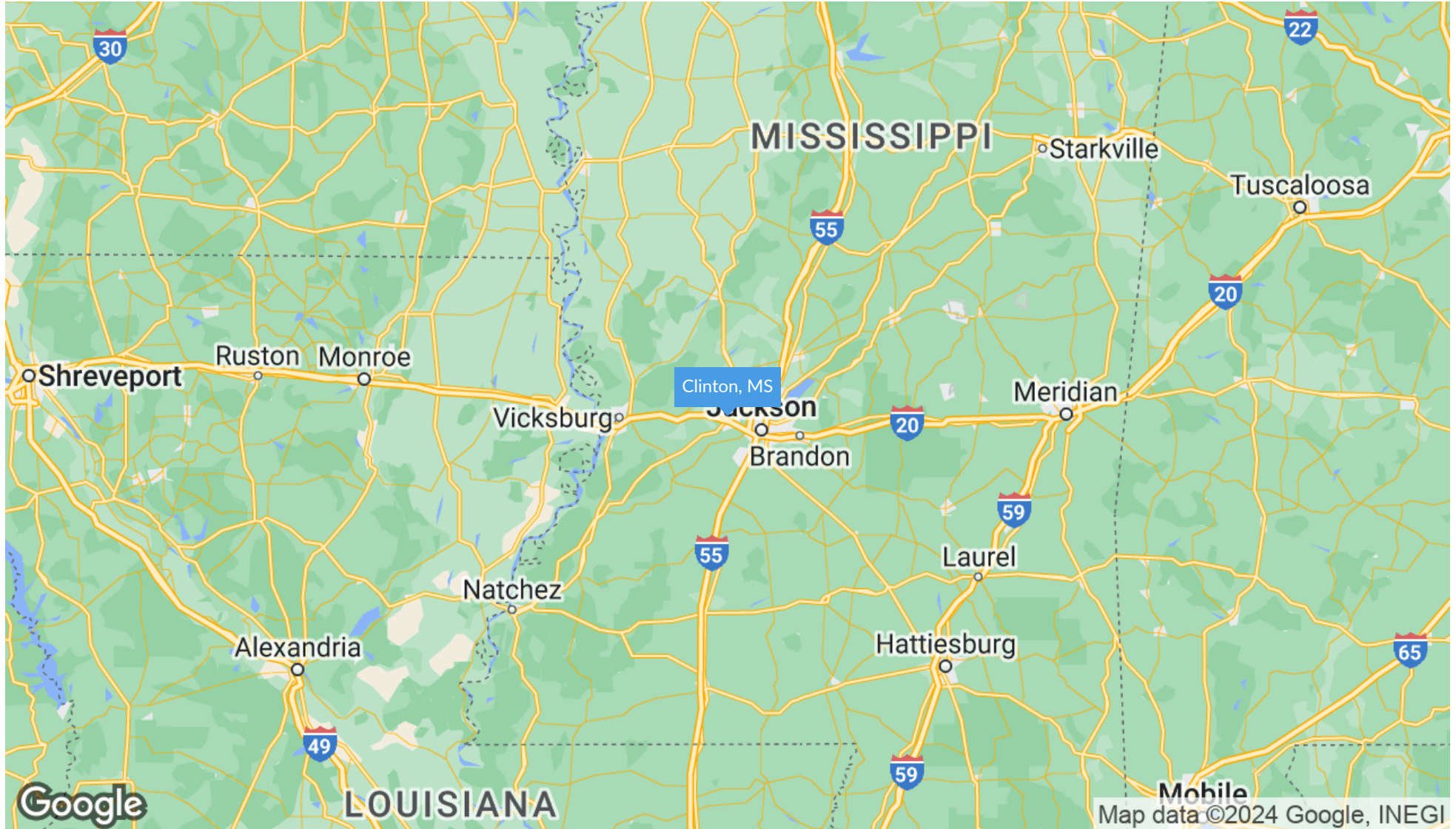
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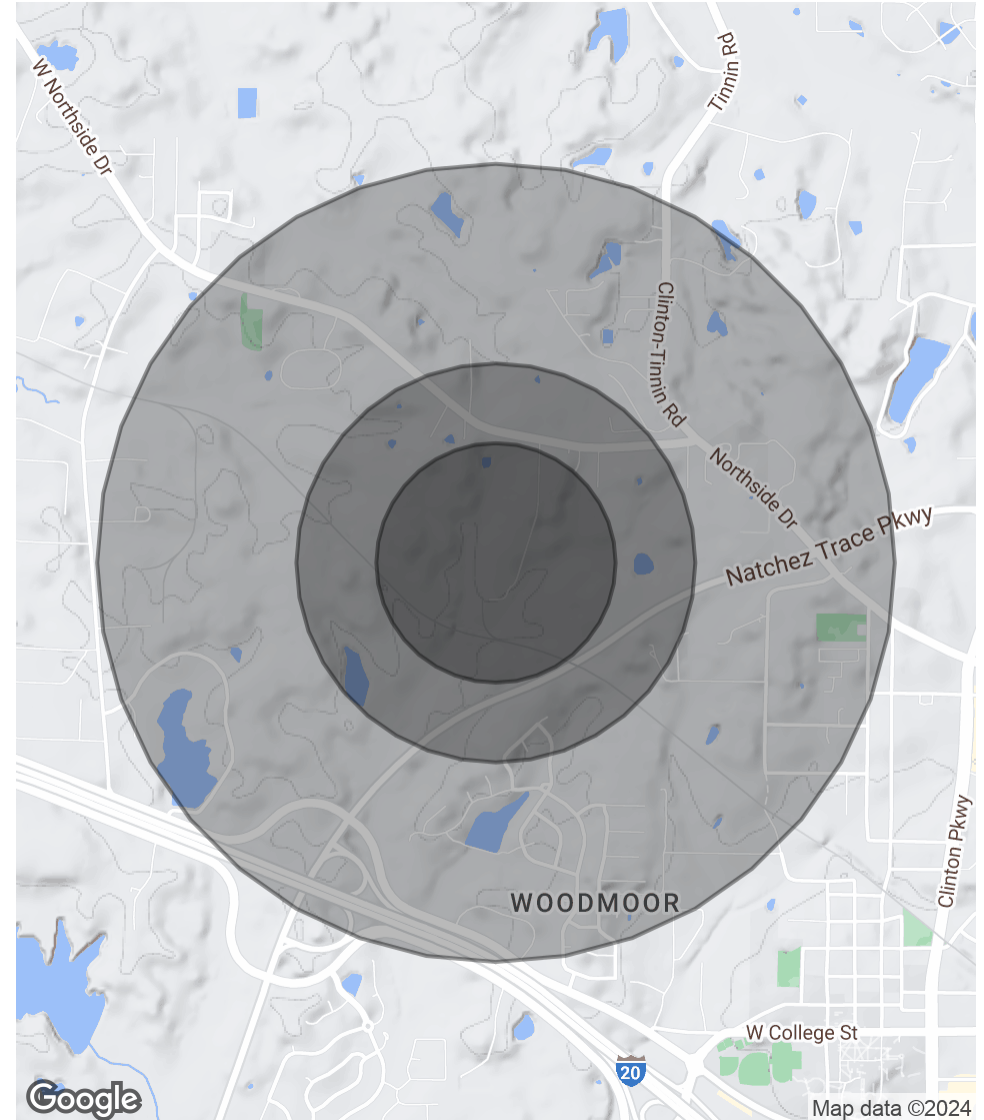
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	13	281	1,611
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	6	119	690
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$70,567	\$83,798	\$77,475
Average House Value	\$228,380	\$264,206	\$260,940

Demographics data derived from AlphaMap



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BB MITCHELL

Vice President & Broker

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PROFESSIONAL BACKGROUND

Ellis "BB" Mitchell is an Associate Broker at Pinpoint Commercial Real Estate, LLC. Since joining the real estate industry, BB has successfully completed over 100 transactions to date. BB advises and represents clients in asset classes that include industrial, office and retail. His core duties include landlord representation, site selection, lease analysis, lease and sublease negotiations, as well as acquisition and disposition of assets.

Prior to joining Pinpoint, BB worked as a leasing agent for Olymbec USA LLC in Memphis, TN. BB was in charge of the leasing for a portfolio that included over 8 million square feet of industrial, flex and retail space in the Memphis MSA.

Before Olymbec USA LLC, BB worked as an accountant for the Office of the State Treasurer in Jackson, MS. BB graduated from the University of Mississippi with a bachelor's degree of Accountancy and a minor in Real Estate. BB and his family attend Christ United Methodist Church in Jackson, MS.

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