

For Sale

**NAI**UCR Properties



**391 Liberty Rd**

**Natchez, MS 39120**

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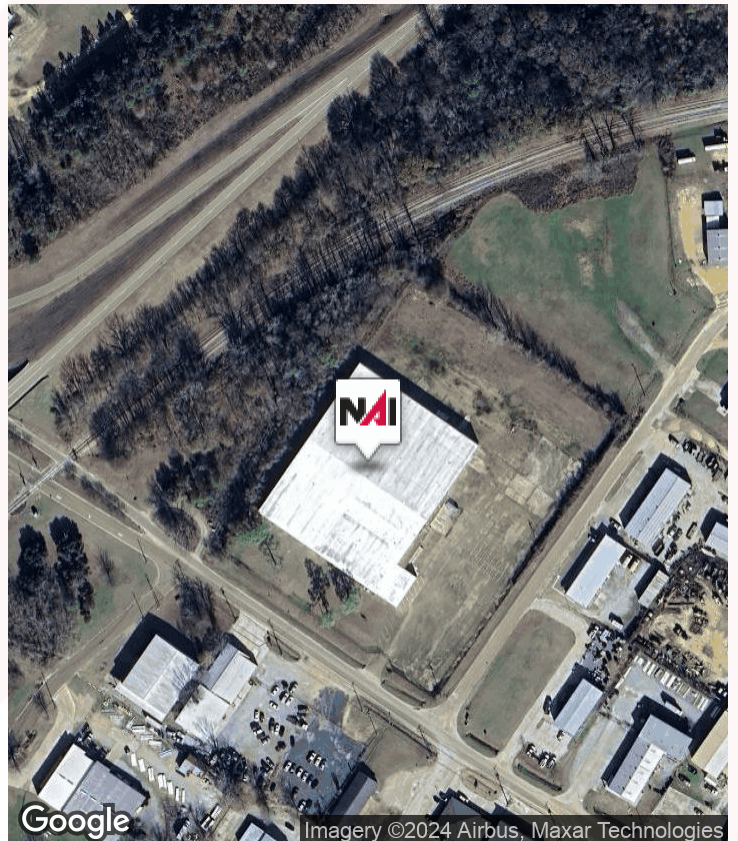
# 391 Liberty Rd



## PROPERTY DESCRIPTION

391 Liberty Road has undergone tremendous renovation, improvement, and upgrades in recent months to provide users expansive warehouse space and new office space for their business. This property now positions itself as a top-tier option for businesses seeking expansive and modern industrial space in the region.

With approximately 75,000 sq. ft. of space set on over 6 acres, this warehouse provides a strategic advantage over other facilities. Its 24-foot clear height is ideal for high-stacking and efficient storage solutions. Multiple dock-high doors and grade level access points ensure seamless logistic capabilities. The warehouse is equipped with a robust, 3-phase power supply of over 1000 amps that can accommodate a wide array of industrial uses. The comprehensive HVAC system throughout the property provides comfortable working environment, crucial for personnel and sensitive product storage. Complementing the warehouse is brand new office space, designed with contemporary finishes to enhance productivity, functionality and comfort.



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Sale Price

**\$3,250,000**

## PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	I1
Lot Size	6.10 acres
APN #	46-19.1
Lot Depth	0 ft

## LOCATION INFORMATION

Street Address	391 Liberty Rd
City, State, Zip	Natchez, MS 39120
County	Adams

## BUILDING INFORMATION

Building Size	75,000 SF
Ceiling Height	24 ft
Minimum Ceiling Height	18 ft
Office Space	5,000 SF
Construction	Metal Frame
Year Built	1969
Year Renovated	2023
Number of Buildings	1
Doors	8; 8x 10 ft doors
Roof	New Duralast metal roof
Foundation	6" concrete slab (4,000 psi)
Fire Suppression	Standard ESFR system
Rail Access	Yes

## UTILITIES & AMENITIES

HVAC	Heated and Cooled
Power	3 phase, 208/120 V ; > 1000 amps
Restrooms	4



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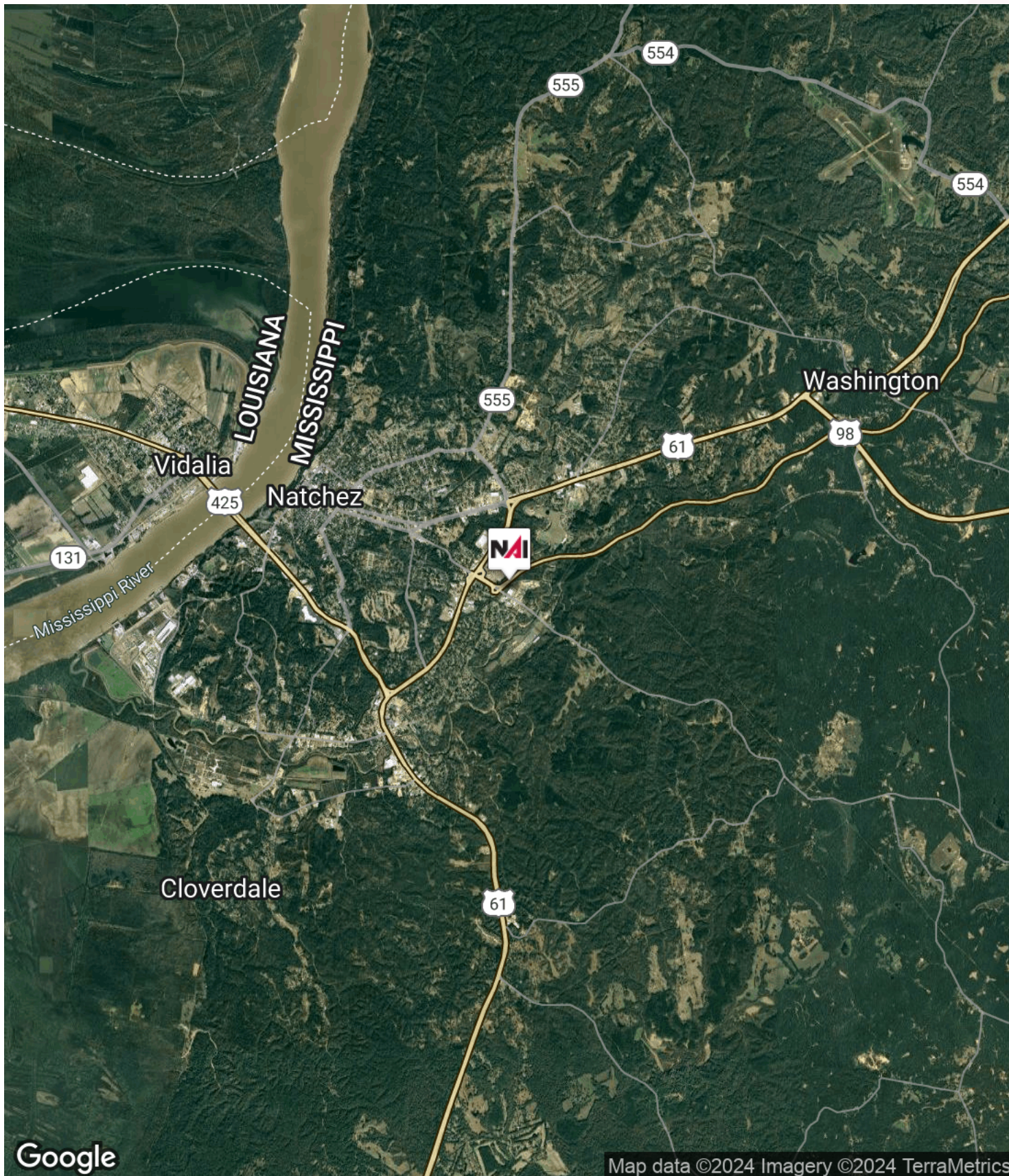
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MS #B-18980



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