



720 M & O DRIVE

PEARL, MS 39208

Sterling McCool, CCIM
Broker Associate
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LOCATION DESCRIPTION

Located at 720 M & O Drive in booming Pearl, Mississippi, this well-established industrial property sits within the greater Jackson metro area and has served as the longtime home of a highly successful industrial service business for more than 50 years, demonstrating the site's proven functionality for industrial and fabrication operations. The property offers convenient access to major transportation corridors including Interstate 20 and Interstate 55, providing strong regional connectivity. The property is encompassed by 9.3 acres, offering opportunities for expansion, outdoor storage, or redevelopment, with the potential for secondary access from N Bierdeman Road.

PROPERTY HIGHLIGHTS

- 16,600 industrial facility
- Flat 9.3 acre expandable site
- Fast growing and desirable location
- Close to major transportation I-20/I-55
- Ideal for warehousing, manufacturing, or industrial uses

PROPERTY DESCRIPTION

This well-positioned industrial facility in Pearl offers 16,600 SF of office/warehouse space on an expansive 9.3-acre site, providing exceptional functionality for industrial users requiring both building improvements and substantial yard area. The building includes approximately 2,400 SF of office space and another 2400 SF of enclosed mezzanine storage rooms, with the remainder configured as clear-span warehouse, allowing for efficient workflow and flexible operations.

The warehouse features ceiling heights up to 30 feet, a 20-ton bridge crane, three 14' x 14' grade-level roll-up doors, and a 20' x 20' hangar-style door, accommodating a wide range of fabrication, manufacturing, or heavy equipment uses. The large site offers ample outdoor storage, equipment staging, and room for future expansion, making it well suited for owner-users seeking long-term operational flexibility.

Strategically located within the Jackson metro industrial market, the property combines substantial acreage, heavy-duty infrastructure, and excellent access, creating a rare opportunity to acquire a highly functional industrial asset positioned for continued growth.

OFFERING SUMMARY

Sale Price:	\$1,275,000
Lot Size:	9.3 Acres
Building Size:	16,600 SF
Zoning:	I-1
Year Built:	1982; 2001

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FOR SALE 720 M & O DRIVE

ADDITIONAL PHOTOS



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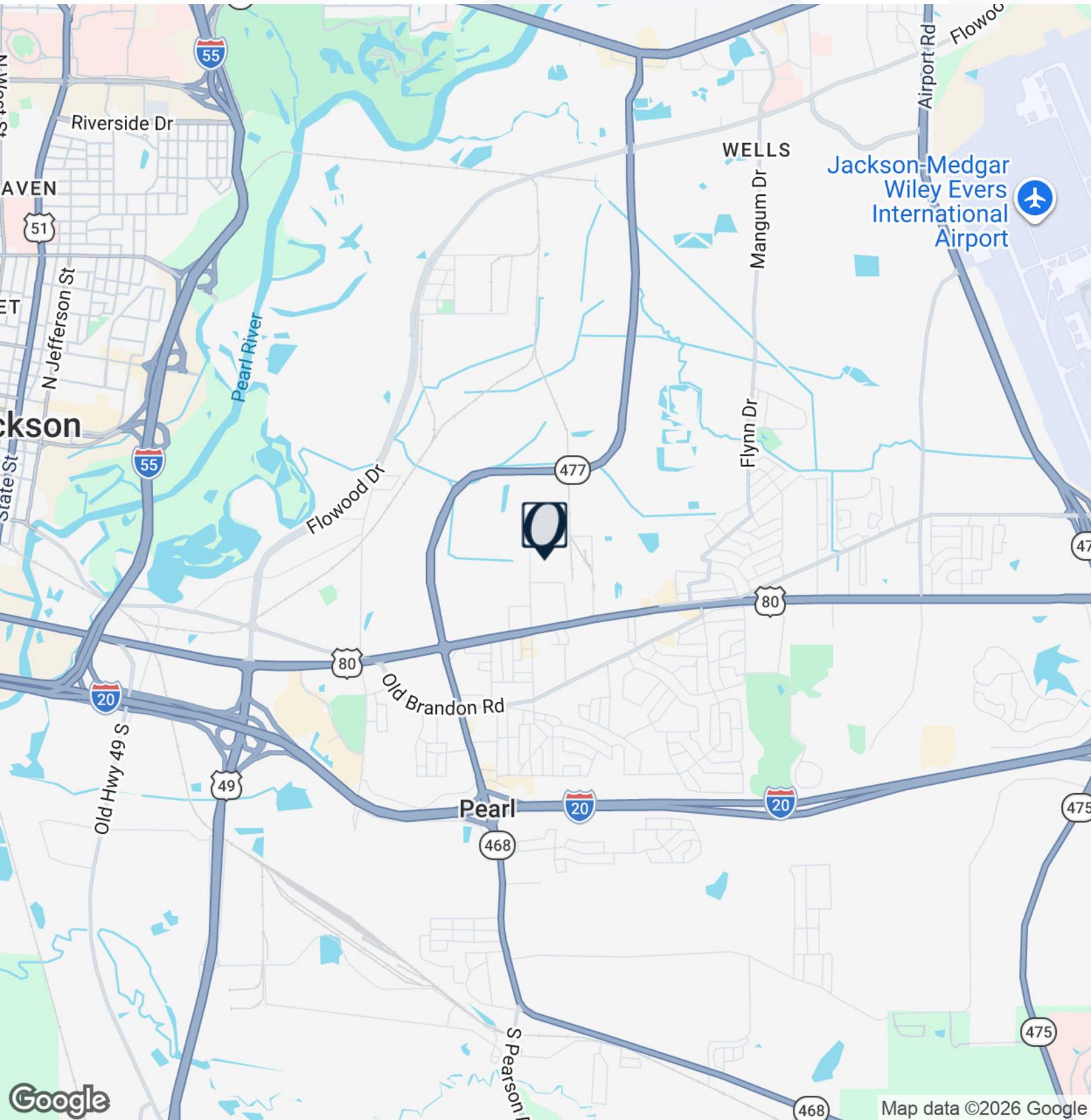


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LOCATION MAP



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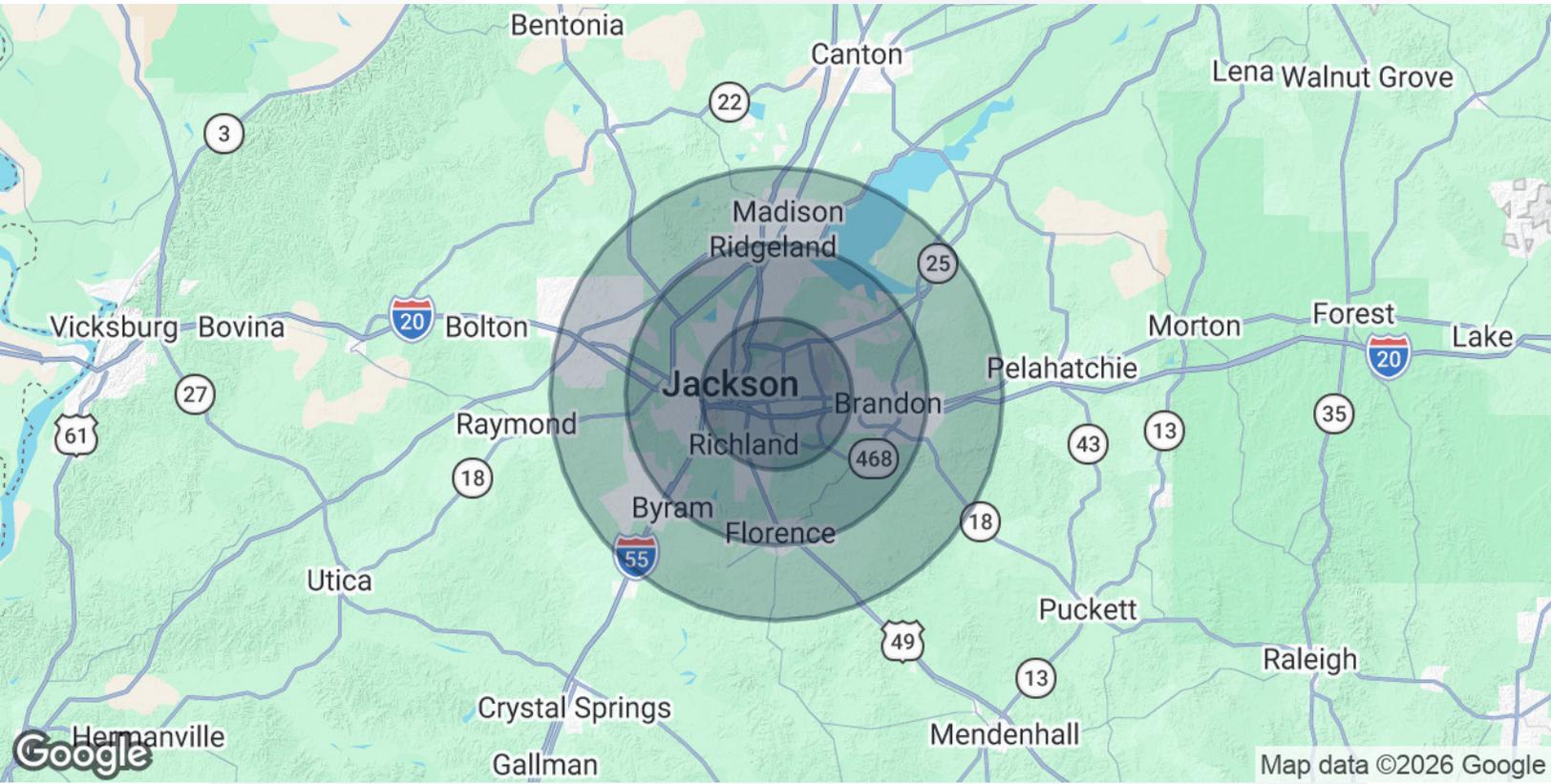


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DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	60,743	281,644	389,195
Average Age	37.4	37.5	38.4
Average Age (Male)	36.5	35.9	36.9
Average Age (Female)	38.2	39.0	39.9
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	24,808	113,277	153,087
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$81,277	\$77,356	\$87,746
Average House Value	\$226,875	\$195,778	\$227,634

2023 American Community Survey (ACS)

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MS #49678

PROFESSIONAL BACKGROUND

Sterling is a third generation real estate professional and second generation auctioneer in the state of Mississippi. He provides commercial real estate services to clients ranging from small local investors to Fortune 500 companies across the Southeast with over 300 transactions and counting.

Earning the coveted CCIM (Certified Commercial Investment Member) designation, Sterling was named as a Top 50 Under 40 Business Leader in the state by Mississippi Business Journal as well as Realtor of the Year by the Mississippi Commercial Association of Realtors (MCAR) and Community Champion by Mississippi Realtors for exceptional contributions towards improving communities throughout the state.

Sterling has recently served as President of both Central Mississippi Realtors and Mississippi Commercial Association of Realtors and was recently elected to serve as Treasurer for the Mississippi CCIM Chapter. He values the opportunity to volunteer for organizations impacting our community and the real estate profession.

Passionate for the outdoors, he enjoys trail running, kayaking, and skiing, but prefers any time spent with his wife, two children, and two dogs.

EDUCATION

Mississippi State University - Bachelor of Business Administration - Business Management

MEMBERSHIPS

- Treasurer - 2026 - Mississippi CCIM Chapter
- Awarded - 2024 - National Commercial Award - National Association of Realtors
- President - 2024 - Central Mississippi Realtors
- Awarded - 2023 - Under 40 Award - Mississippi Association of Realtors
- President - 2023 - Mississippi Commercial Association of Realtors
- President Elect - 2023 - Central Mississippi Realtors
- President Elect - 2022 - Mississippi Commercial Association of Realtors
- First Vice President - 2022 - Central Mississippi Realtors
- Awarded - 2021 Top 50 Under 40 - Mississippi Business Journal
- Director - 2020-21 Board of Directors - Central Mississippi Realtors
- Awarded - 2019 Community Champion - Mississippi Association of Realtors
- Member - Mississippi CCIM Chapter
- Member - Mississippi Commercial Association of Realtors
- Member - Mississippi Agricultural, Industrial, & Commercial Realtors
- Member - Mississippi Association of Realtors
- Member - National Association of Realtors

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