

For More Information:

CLAY SHORT

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cshort@trirealestate.net

Industrial Property For Lease

3406 West Main Street, Tupelo, MS 38801

3406 WEST MAIN ST



324 Troy Street
Tupelo, MS 38804
662.842.8283

www.trirealestate.net



OFFERING SUMMARY

Available SF: 10,000 SF

Lease Rate: \$6.00 SF/yr (NNN)

Year Built: 2015

Building Size: 10,000 SF

Zoning: Industrial

Market: Industrial

Traffic Count:

PROPERTY OVERVIEW

This 10,000 sq ft industrial facility at 3406 West Main Street in Tupelo, MS offers a versatile layout designed to accommodate a wide range of industrial users. The building provides 8,140 sq ft of open clear-span warehouse space on a concrete slab, paired with 1,500 sq ft of office and reception space for administrative and customer-facing needs. With five roll-up doors of varying dimensions (ranging up to 11.3' x 12.3'), the facility ensures easy access for deliveries, equipment, and vehicles. Clear height of 15.6 ft to the center beam, 13.8 ft at the eave, making the space highly functional for storage, production, and workflow efficiency.

LOCATION OVERVIEW

Located in Tupelo's industrial corridor, the property provides strong logistics advantages. It is within 5 miles of I-22 and Hwy 178 with direct access to Hwy 45, and only 4–6 miles from Tupelo Regional Airport. Surrounded by established industrial users, the area supports efficient distribution, manufacturing, and service operations.

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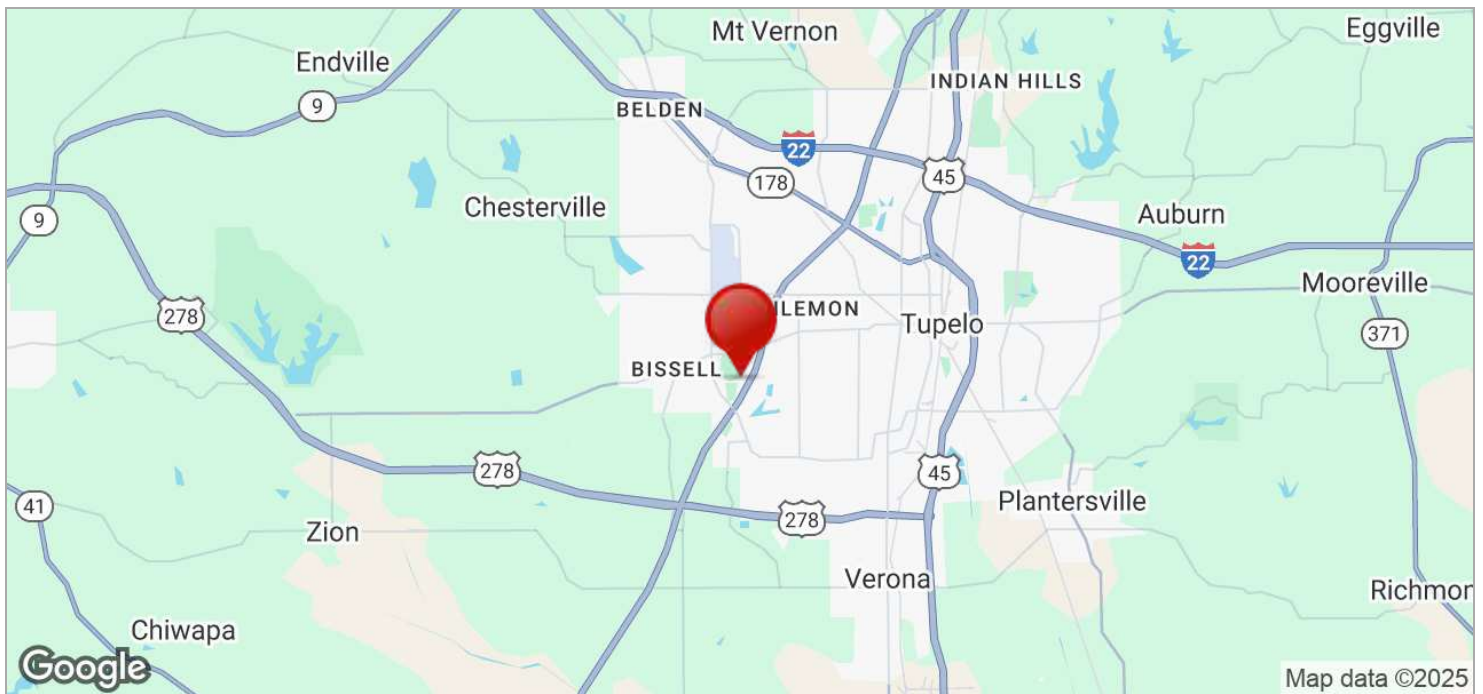
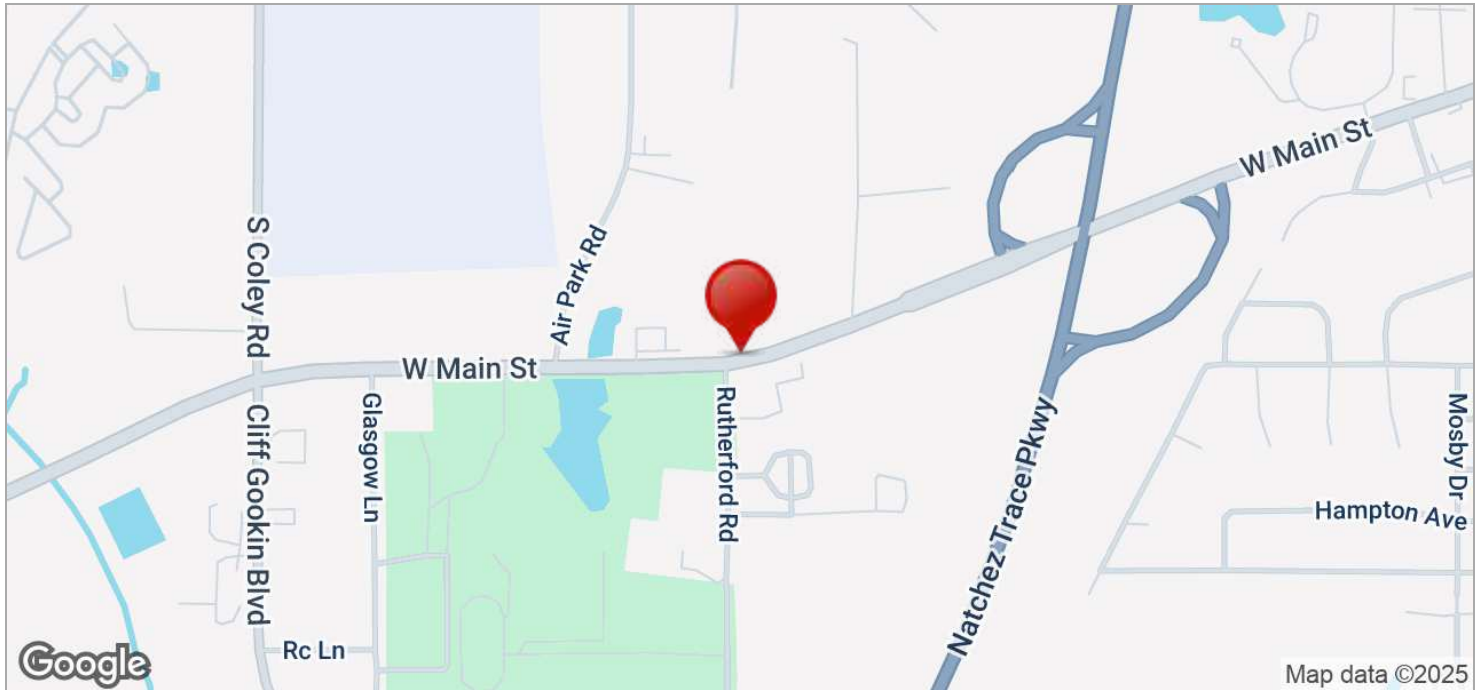


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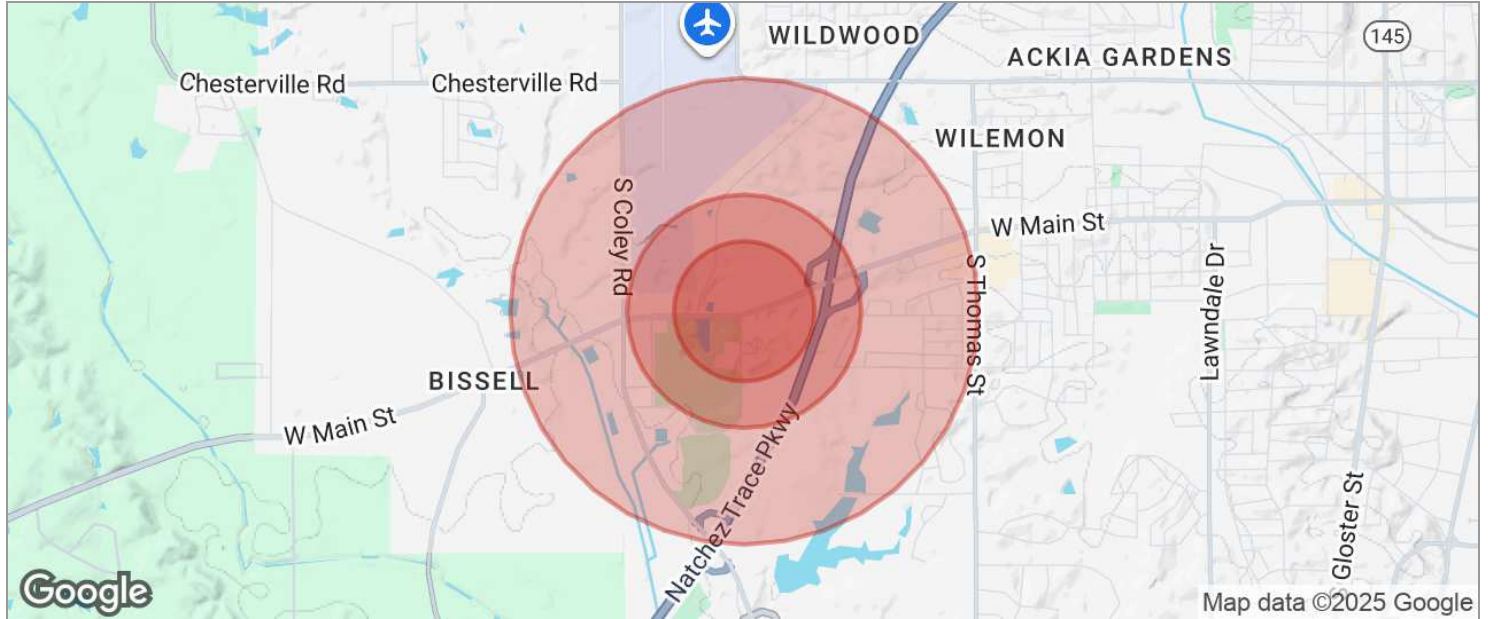


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	10	146	1,787
MEDIAN AGE	48	42	43
MEDIAN AGE (MALE)	42	40	41
MEDIAN AGE (FEMALE)	53	43	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	4	56	708
# OF PERSONS PER HH	2.5	2.6	2.5
AVERAGE HH INCOME	\$64,047	\$125,420	\$125,009
AVERAGE HOUSE VALUE	\$205,982	\$355,327	\$334,193

* Demographic data derived from 2020 ACS - US Census

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