

INDUSTRIAL FOR LEASE

1206 NAIL RD BUILDING F HORN LAKE - MARKET 55

1206 Nail Road Building F, Horn Lake, MS 38637



PROPERTY DESCRIPTION

Our experienced commercial real estate team is excited to introduce a new coming soon development that is offering flex warehouse space to your fit your needs! This build-to-suit opportunity offers the option between a 1,500 to 10,000 square foot warehouse that is built for your needs! With a great location and option to choose your warehouse layout, the Market 55 Development offers a lot of potential!

PROPERTY HIGHLIGHTS

- Great Access to I-55 / Goodman Rd.
- Office buildout with Reception Area and one Office.
- Estimated delivery 9/1/24

OFFERING SUMMARY

Lease Rate:	\$1,950.00 per month (MG)
Available SF:	1,500 SF
Building Size:	6,000 SF

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	1,958	9,147	19,185
Total Population	4,713	22,093	47,701
Average HH Income	\$51,750	\$53,071	\$55,331

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Each Office Independently Owned and Operated kwcommercial.com

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	60 months
Total Space:	1,500 SF	Lease Rate:	\$1,950.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1206 Nail Rd Building F	Available	1,500 SF	Modified Gross	\$1,950 per month	-
1206 Nail Rd Building F	Available	1,500 SF	Modified Gross	\$1,950 per month	-
1206 Nail Rd Building F	Available	1,500 SF	Modified Gross	\$1,950 per month	-
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