



Kearney Park Business Complex - Campbell Drive

109 Campbell Dr
Flora, Mississippi 39071

Property Overview

Space divisible into as small as 3,000 SF and up to 10,000 SF!

NAI UCR Properties is excited to present 109C Campbell Drive for sale and lease in the Kearney Park Business Complex. This historic industrial property is strategically located in the growing and evolving Flora, MS.

The building consists of 10,000 SF of distribution and open warehouse space. This property offers a versatile layout that adapts to the unique needs of your business. From efficient warehouse configurations to office spaces, 109C Campbell Drive provides a canvas for your operational vision. The property features fiber optic internet, 14' ceilings, loading dock with forklift ramp and ample parking. The facility is designed to accommodate various industries, ensuring a seamless workflow for manufacturing, logistics and more.

Whether you are expanding your business or an established industry leader, 109C Campbell Drive offers a compelling investment opportunity. The scalable nature of the property ensures that it evolves with your business, accommodating growth and diversification. Kearney Park Business Complex offers a seamless blend of functionality, accessibility and unlimited potential for investors and established businesses to capitalize on a dynamic and thriving market in Flora, MS. Seize the opportunity to position your business at the forefront of Kearney Park Business Complex's industrial landscape.

Property Highlights

- 3,000 SF - 10,000 SF
- Warehouse or Manufacturing
- Loading Dock w/ Forklift Ramp
- Fiber Optic Internet
- 2 Miles from Hwy 49

For More Information

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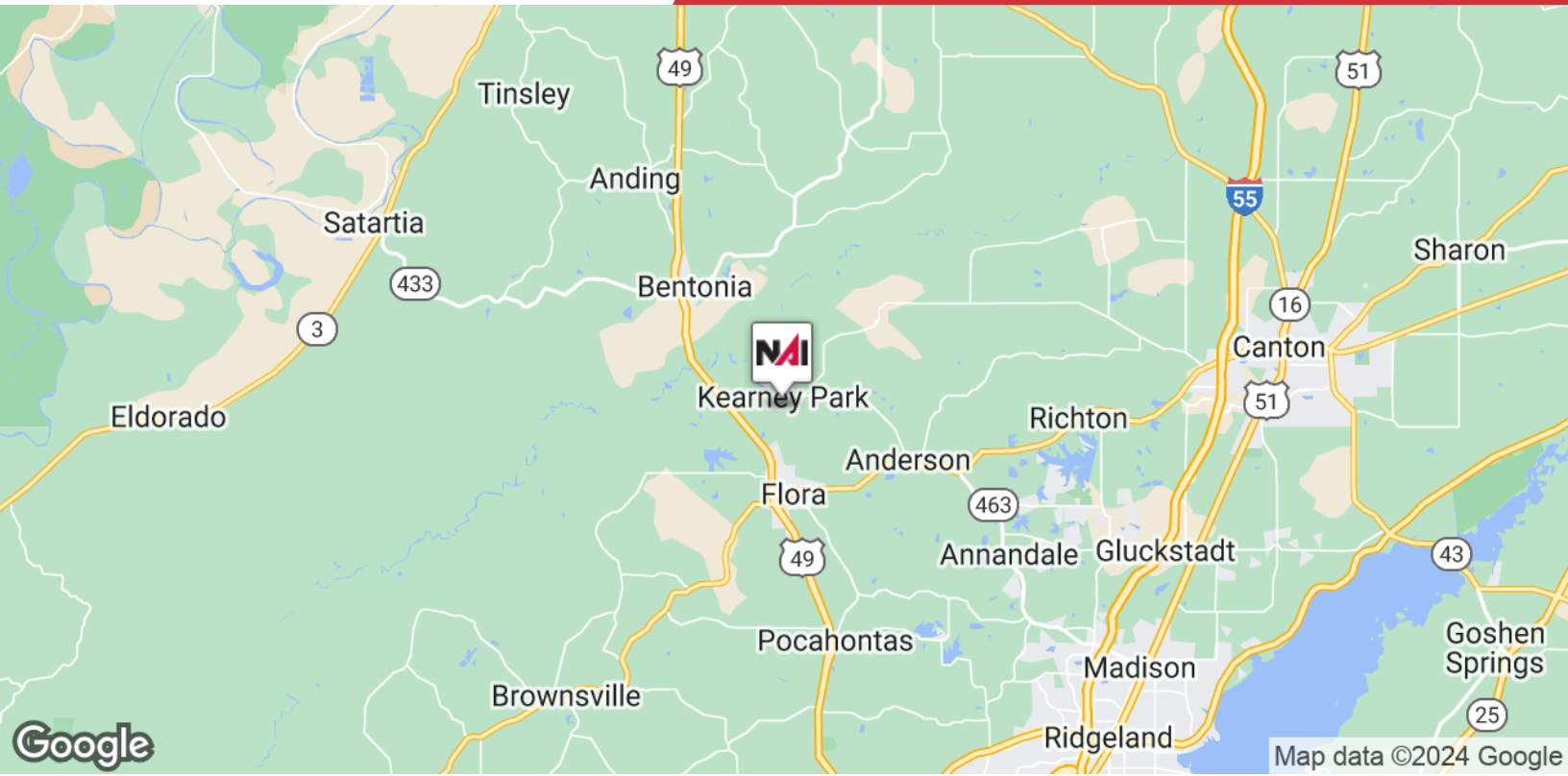
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NAI UCR Properties (UCR Properties, LLC) is a leading commercial real estate firm based in the Jackson metro area with complete real estate services in the office, retail, industrial, land and investment sectors. NAI Global is the single largest, most powerful global network of owner-operated commercial real estate brokerage firms. NAI Global Member firms, leaders in their local markets, are actively managed to work in unison and provide clients with exceptional solutions to their commercial real estate needs. NAI Global has more than 300 offices strategically located throughout North America, Latin America, Europe and Asia Pacific, with over 5,100 local market professionals, managing over 1.1 billion square feet of property.

All information furnished regarding property for sale or lease are from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

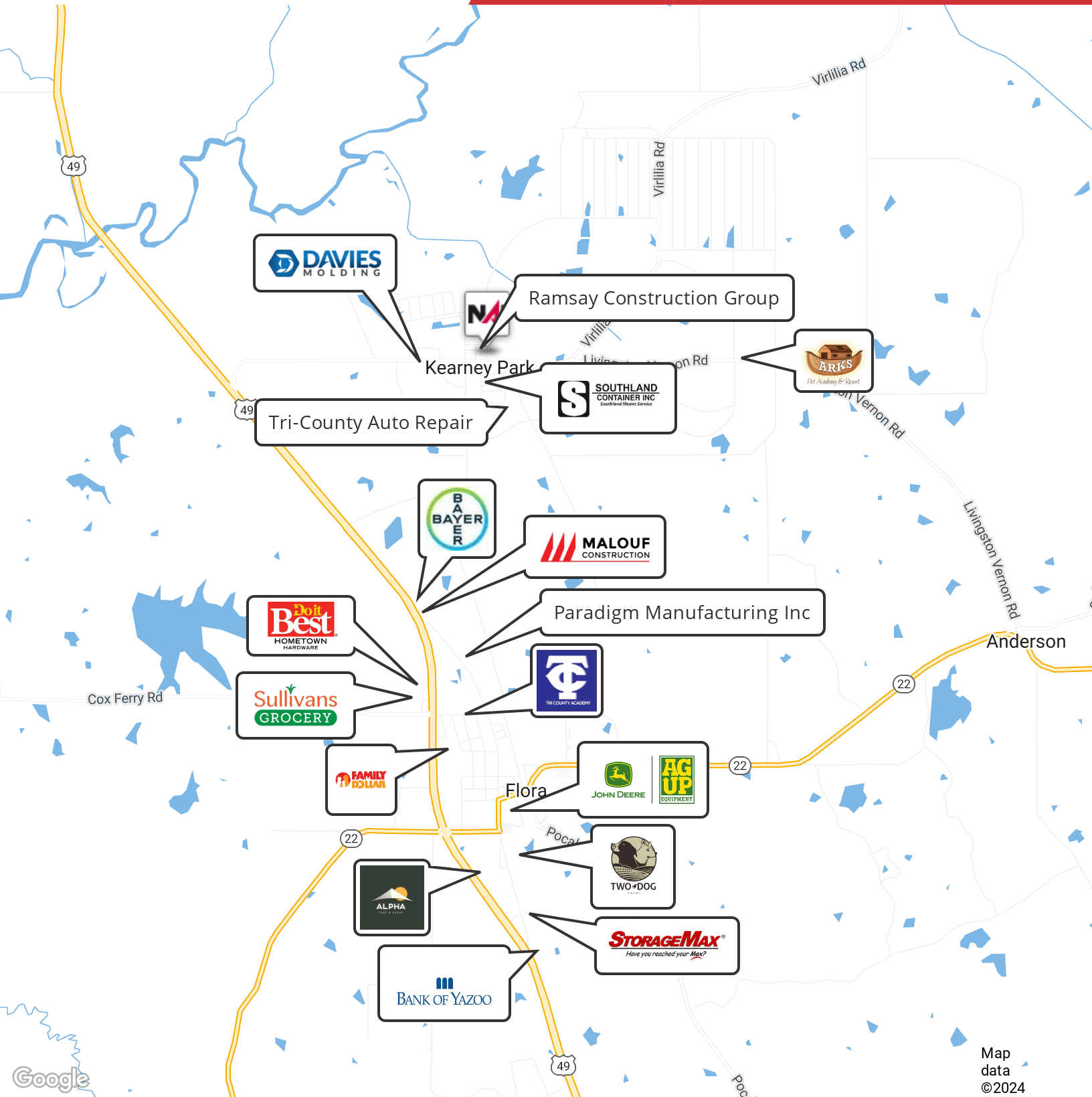
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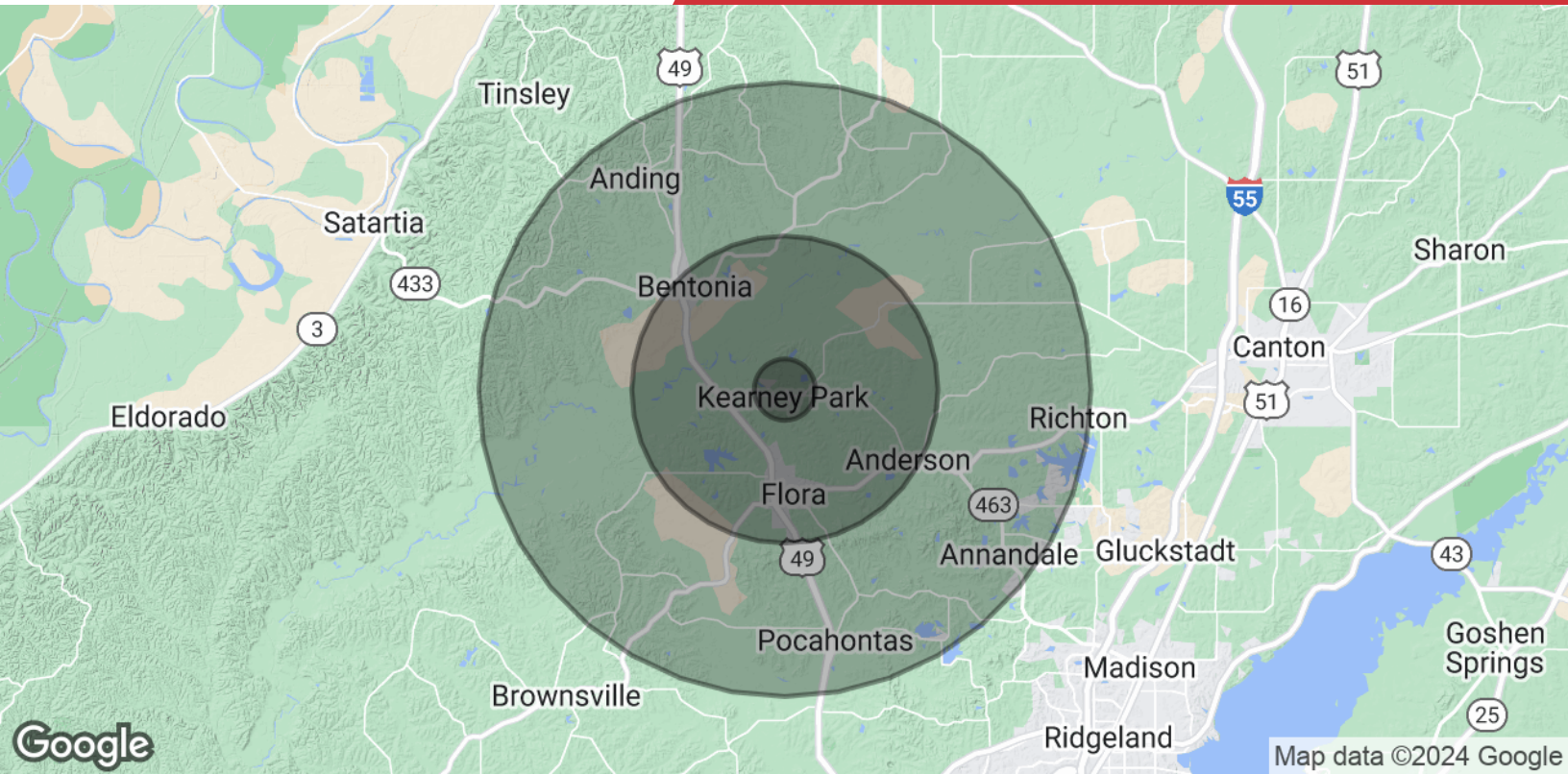
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Population	1 Mile	5 Miles	10 Miles
Total Population	274	4,314	16,877
Average Age	30.6	34.0	39.4
Average Age (Male)	35.1	34.8	38.5
Average Age (Female)	24.9	31.3	39.3
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	101	1,686	6,900
# of Persons per HH	2.7	2.6	2.4
Average HH Income	\$56,772	\$61,004	\$102,885
Average House Value	\$120,156	\$137,243	\$280,649

* Demographic data derived from 2020 ACS - US Census