



5500 US-80 JACKSON, MS 39209

INDUSTRIAL PROPERTY
TRIPLE NET LEASE
FULLY LEASED



Ryan Jenkins
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OFFERING MEMORANDUM


EXCLUSIVELY *PRESENTED BY*




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PROPERTY OVERVIEW

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EXECUTIVE SUMMARY

5500 US-80 in Jackson, MS presents a compelling fully leased industrial investment opportunity offering immediate, stable cash flow. The property totals 66,000 square feet across multiple buildings and sits on 8.03 acres. Originally constructed in 1957 with a 1978 renovation and addition, the facility features clear heights ranging from 13' to 20', 22 dock-high doors, and three drive-in doors, supporting efficient loading and operational flexibility. An expansive 32,000 square feet of office space further enhances the building's versatility, making it well-suited for regional headquarters, administrative-heavy operations, or multi-department users.

Strategically located directly along US-80 with immediate access to I-20 and I-220, the property offers exceptional connectivity across the Jackson metro and throughout Mississippi's primary east-west logistics corridor, providing convenient reach to downtown Jackson, the Jackson-Medgar Wiley Evers International Airport, and major regional distribution routes.



THE OFFERING

Building SF	66,000
Year Built	1957/1978
Lot Size (Acres)	8.03
Parcel ID	817-278
Zoning Type	I-2
Clear Height	13'-20'
Docks/Drive Ins	22/3

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INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Direct frontage on US-80 with immediate access to I-20 and I-220 provides seamless east-west and north-south connectivity across the Jackson MSA and throughout Mississippi's primary logistics routes, with convenient proximity to downtown Jackson and the regional airport.



Expansive Space: 66,000 SF situated on 8.03 acres offers a strong building-to-land ratio, allowing for truck circulation, employee parking, and potential yard or operational flexibility rarely found in infill locations.



Strategic Features: The significant +-32,000 SF office component supports administrative-heavy users, regional headquarters functions, or multi-division operations—enhancing tenant profile and long-term leasing stability.



Industrial Infrastructure: Equipped with 22 dock-high doors, three drive-ins, and 13'-20' clear heights, the facility is built for high-volume throughput and operational efficiency, supporting a wide range of distribution and light manufacturing requirements.



Zoning Advantage: Positioned along a major commercial corridor on US-80, the property benefits from flexible industrial/commercial zoning that supports warehousing, distribution, manufacturing, and service-oriented uses—preserving long-term tenant adaptability and exit optionality.



SITE PLAN



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	240,000	\$243,600	\$250,908	\$258,435	\$266,188	\$274,174
TAX & INS; MANGEMENT FEE	\$45,880	\$46,797	\$47,733	\$48,688	\$49,662	\$50,655
EFFECTIVE GROSS REVENUE	\$285,880	\$290,397	\$298,641	\$307,123	\$315,850	\$324,829
OPERATING EXPENSES						
PROPERTY TAX	\$22,430	\$23,336	\$23,336	\$23,802	\$24,279	\$24,764
INSURANCE	\$23,450	\$23,919	\$24,397	\$24,885	\$25,383	\$25,891
TOTAL OPERATING EXPENSES	\$45,880	\$46,797	\$47,733	\$48,688	\$49,662	\$50,655
NET OPERATING INCOME	\$240,000	\$243,600	\$250,908	\$258,435	\$266,188	\$274,174

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RENT ROLL

5500 US-80 RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	First Student	66,000	\$240,000	\$3.64	06/01/2025	05/31/2030
TOTAL		66,000	\$240,000			



TENANT SUMMARY

First Student Inc.

First Student, Inc. is North America's largest provider of school bus transportation services, partnering with thousands of school districts across the U.S. and Canada. The company delivers safe, reliable student transportation, including daily routes, special-needs services, and charter operations.



LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	06/01/2025
Lease Expiration	05/31/2030
Base Term Remaining	4 years
Options	One (1) Options to Extend for Five (5) years
Rental Increase	3% Annually

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ABOUT JACKSON, MS

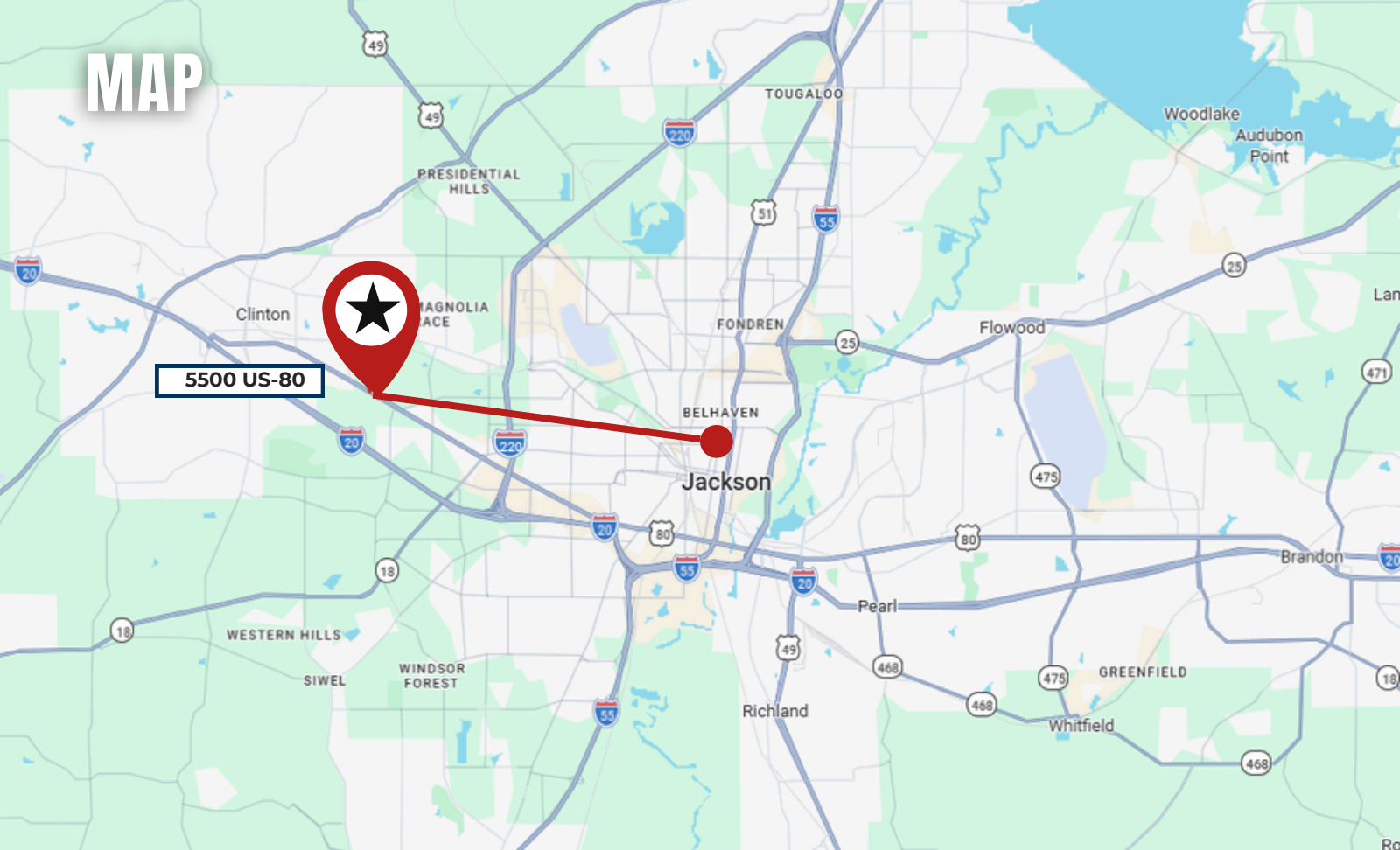
Jackson, Mississippi serves as the state's capital and primary economic hub, making it a strategic location for commercial and industrial real estate. Positioned at the crossroads of I-20 and I-55, the city offers strong north-south and east-west connectivity throughout the Southeast and into Texas, Louisiana, Alabama, and beyond. The presence of Jackson-Medgar Wiley Evers International Airport further enhances regional distribution capabilities.

From an industrial perspective, Jackson provides affordable land and operating costs compared to larger Southeastern metros, creating attractive entry pricing and higher yield potential for investors. The market supports a diverse economic base—including government, healthcare, manufacturing, and logistics—helping drive consistent demand for warehouse, flex, and service-oriented industrial space.

With its central location, transportation infrastructure, and business-friendly cost structure, Jackson continues to appeal to users and investors seeking scalable operations within the Southeast corridor.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	2,986	31,949	83,990
2024 POPULATION	2,648	28,698	79,981
2029 PROJECTION	2,478	26,938	76,080
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	1,286	12,533	33,291
2024 HOUSEHOLDS	1,140	11,143	31,632
2029 PROJECTION	1,066	10,422	30,039
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$57,380	\$58,736	\$53,625

MAP



5500 US-80

BELHAVEN

Jackson

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