

INDUSTRIAL PROPERTY FOR SALE



# 625 HIGHWAY 49

RICHLAND, MS 39218

**Sterling McCool, CCIM**  
Broker Associate  
601.366.8511 x312  
sterling@overby.net





## LOCATION DESCRIPTION

Extremely well located small office warehouse with Highway 49 frontage in arguably the most desirable industrial corridor within the Jackson MSA. This location offers immediate access and visibility from 49 to service the central Mississippi market with a strategic location in proximity of the most prominent intersection within the state of Mississippi (I-20/I-55/US-49) along with visibility to approximately 50,000 vehicles per day.

## PROPERTY HIGHLIGHTS

- Rare property type in central MS market
- Excellent visibility from US 49
- Property is located on .89 acres
- High clear height in warehouse
- Three grade level roll-up doors

## PROPERTY DESCRIPTION

An exceptional and rare opportunity to purchase a small office warehouse on a large lot with Highway 49 frontage. The property features a reception, office, kitchenette, restroom, and large mezzanine heated and cooled conference or storage room. The warehouse features two 12X16 and one 12x18 grade level roll up doors with custom-built high ceilings for stackable storage and/or equipment. The combination of small warehouse with close to an acre of land represents a very rare and desirable product in the central Mississippi market that should offer an immense potential for growth and success to the facilities new owner. Don't miss out on this excellent opportunity.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$337,500
<b>Price Per Foot:</b>	\$150
<b>Lot Size:</b>	0.89 Acres
<b>Building Size:</b>	2,500 SF
<b>Stories:</b>	2
<b>Year Built:</b>	2010
<b>Zoning:</b>	IND-Industrial

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ADDITIONAL PHOTOS

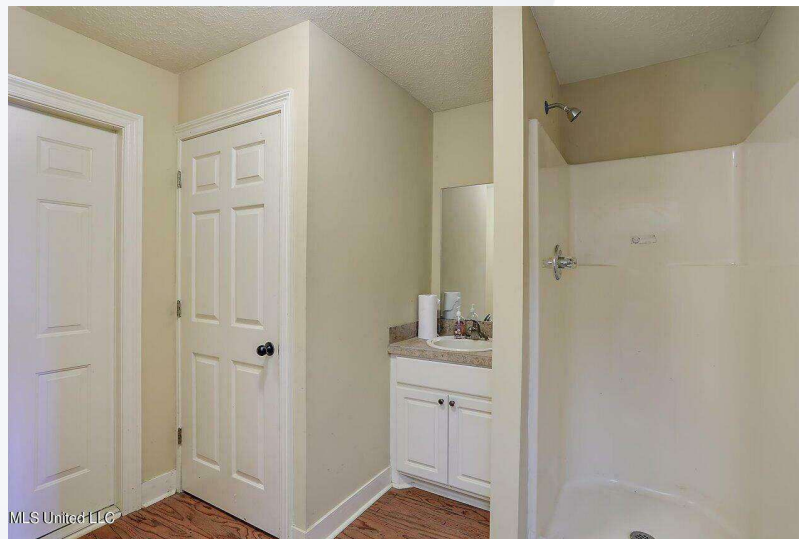
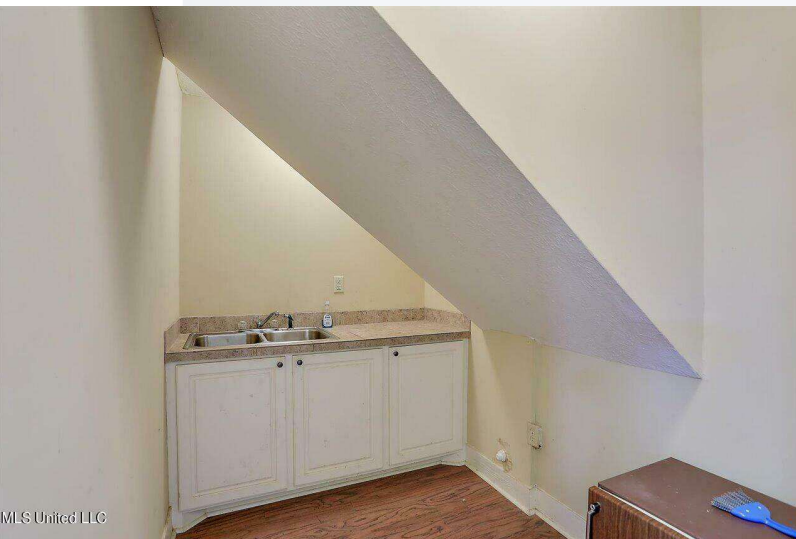
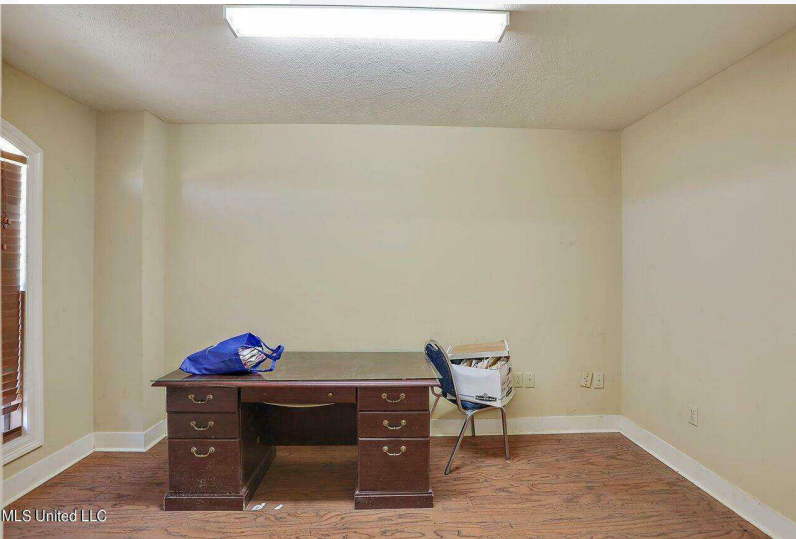
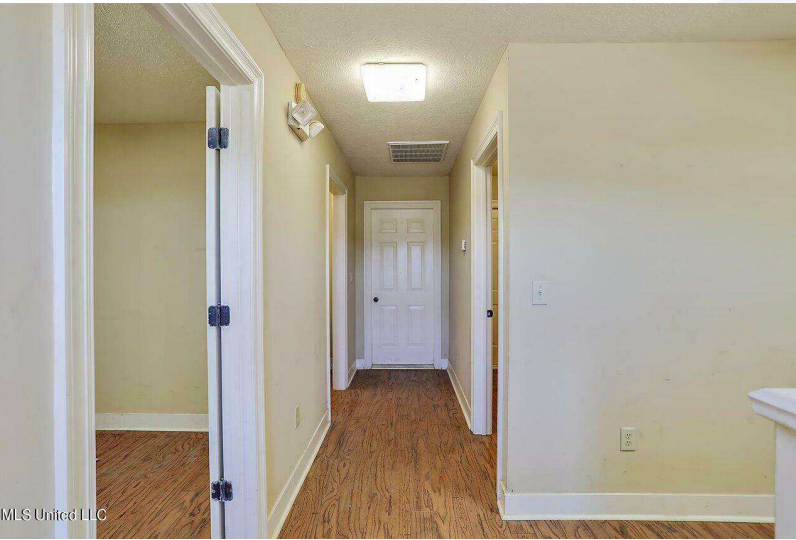


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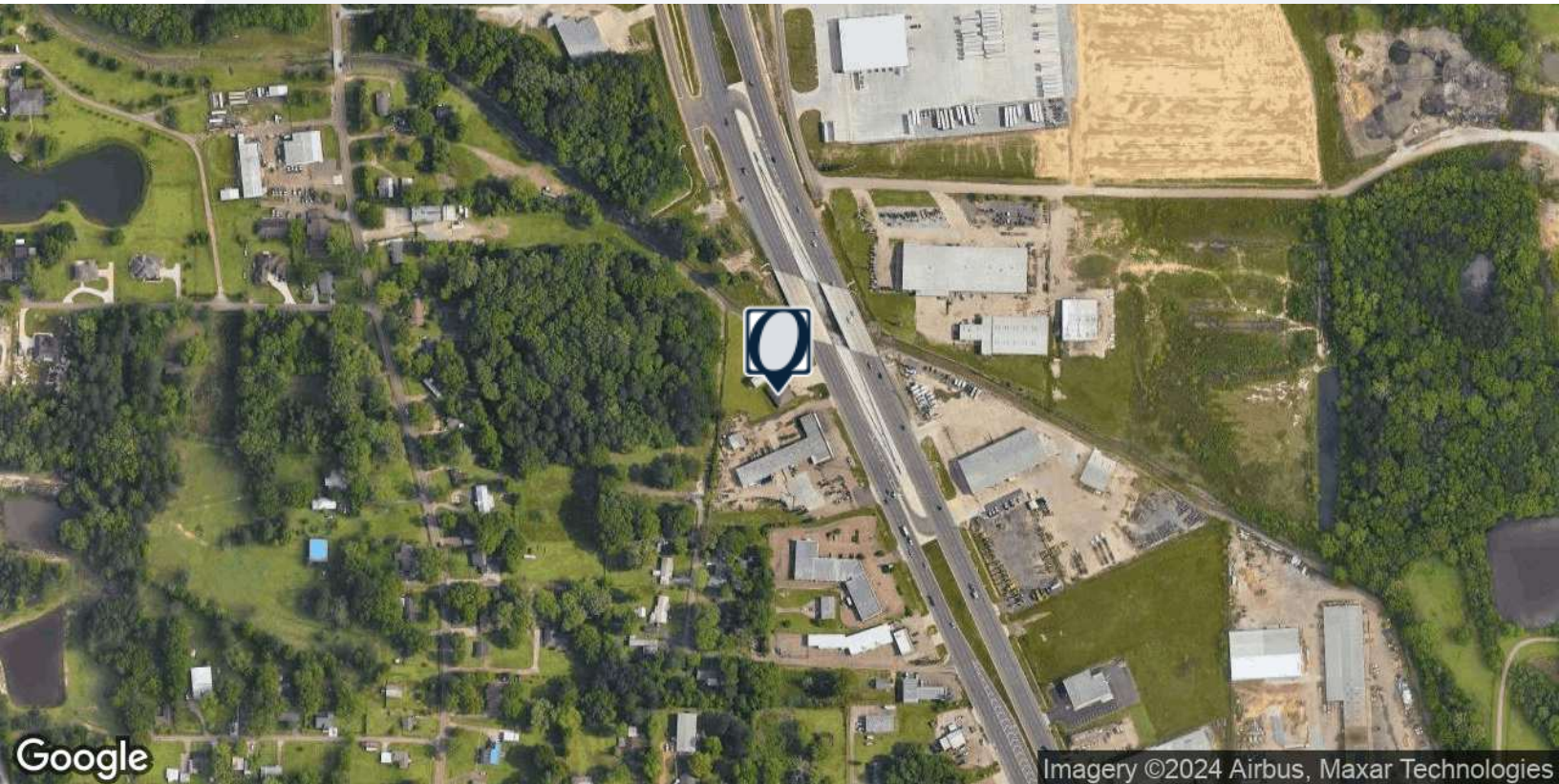


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LOCATION MAP



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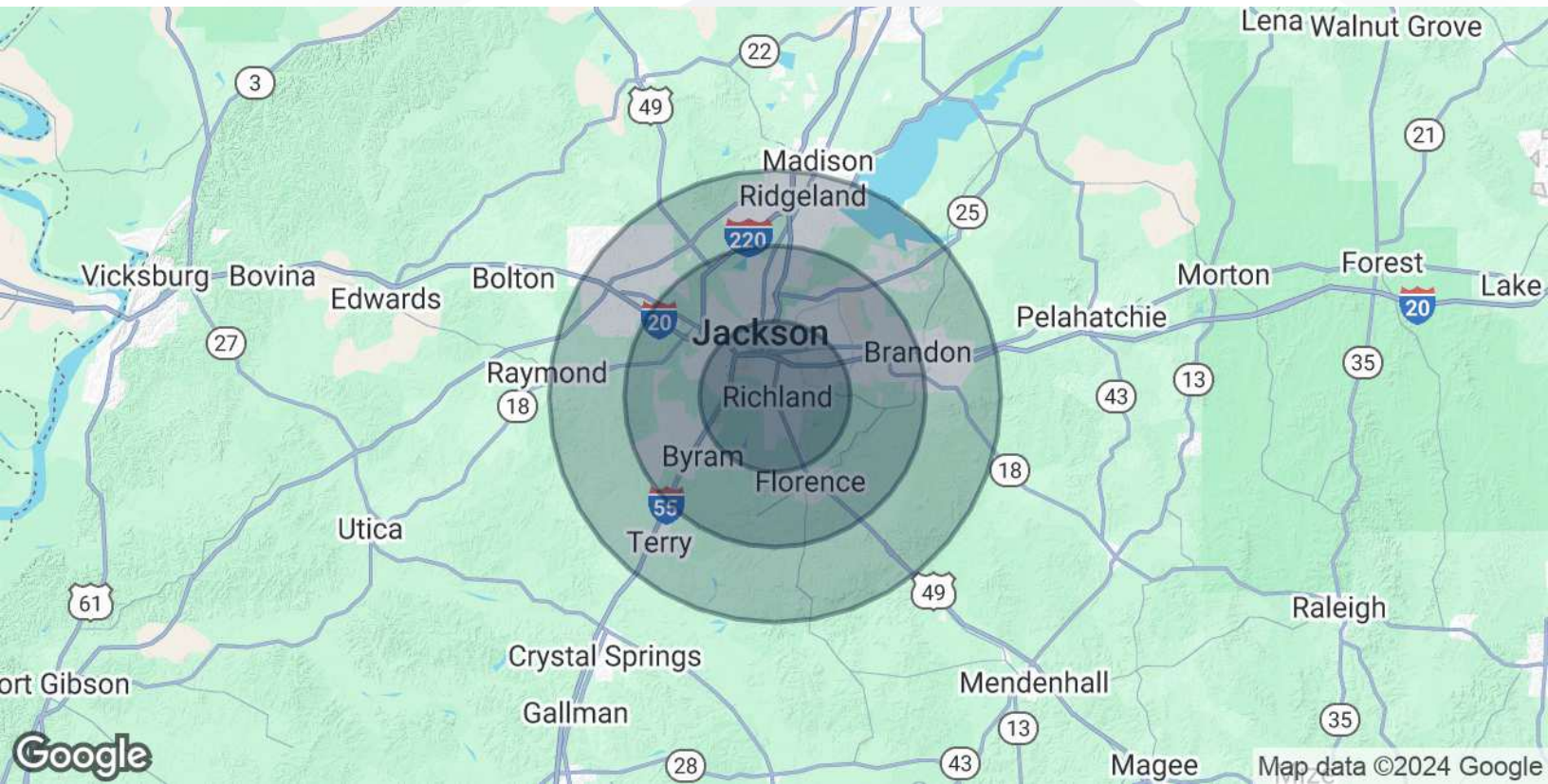


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## DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	15 MILES
<b>Total Population</b>	52,326	220,718	362,791
<b>Average Age</b>	38	39	40
<b>Average Age (Male)</b>	37	38	38
<b>Average Age (Female)</b>	39	41	41
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
<b>Total Households</b>	19,010	90,214	146,681
<b># of Persons per HH</b>	2.8	2.4	2.5
<b>Average HH Income</b>	\$64,497	\$65,654	\$79,545
<b>Average House Value</b>	\$151,434	\$184,490	\$224,868

Demographics data derived from AlphaMap

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## STERLING MCCOOL, CCIM

Broker Associate

sterling@overby.net

Direct: **601.366.8511 x312** | Cell: **601.624.3227**

MS #49678

### PROFESSIONAL BACKGROUND

A third generation real estate professional and second generation auctioneer in the state of Mississippi, Sterling provides commercial real estate services to clients ranging from small, local investors to Fortune 500 companies across the southeast.

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

Currently serving as President for the Central Mississippi REALTORS (CMR) and Immediate Past President for the Mississippi Commercial Association of REALTORS (MCAR), he values the opportunity to volunteer for organizations impacting our community and the profession.

Passionate for the outdoors, he enjoys whitewater kayaking, skiing, and mountain biking but prefers any time spent with his wife, two children and three dogs.

### EDUCATION

Mississippi State University - Bachelor of Business Administration - Business Management

### MEMBERSHIPS

- 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

#### Overby

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