



FOR LEASE OR SALE | **138,132 SF**
210 EAST SWEET POTATO ST | **VARDAMAN, MS**

KURT JENSEN | 262-308-0008 | KURT@PHOENIXINVESTORS.COM

MICHAEL JENSEN | 414-260-0577 | MJENSEN@PHOENIXINVESTORS.COM

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

PROPERTY DETAILS

210 EAST SWEET POTATO ST | VARDAMAN, MS

AVAILABLE SPACE	138,132 SF
WAREHOUSE SPACE	115,332 SF
ANCILLARY BUILDINGS	22,800 SF
BUILDINGS	3
DOCKS	18
CLEAR HEIGHT	Up to 26'
ROOF	Galvanized Metal
YEAR BUILT	1984 - 2001
POWER	Single 3-Phase
PARKING	65 Standard 8 Trailer
LAND AREA	9.9 Acres
ZONING	C-1: Central Business District

PROPERTY HIGHLIGHTS



7 UNITS (FORCED AIR/AC)

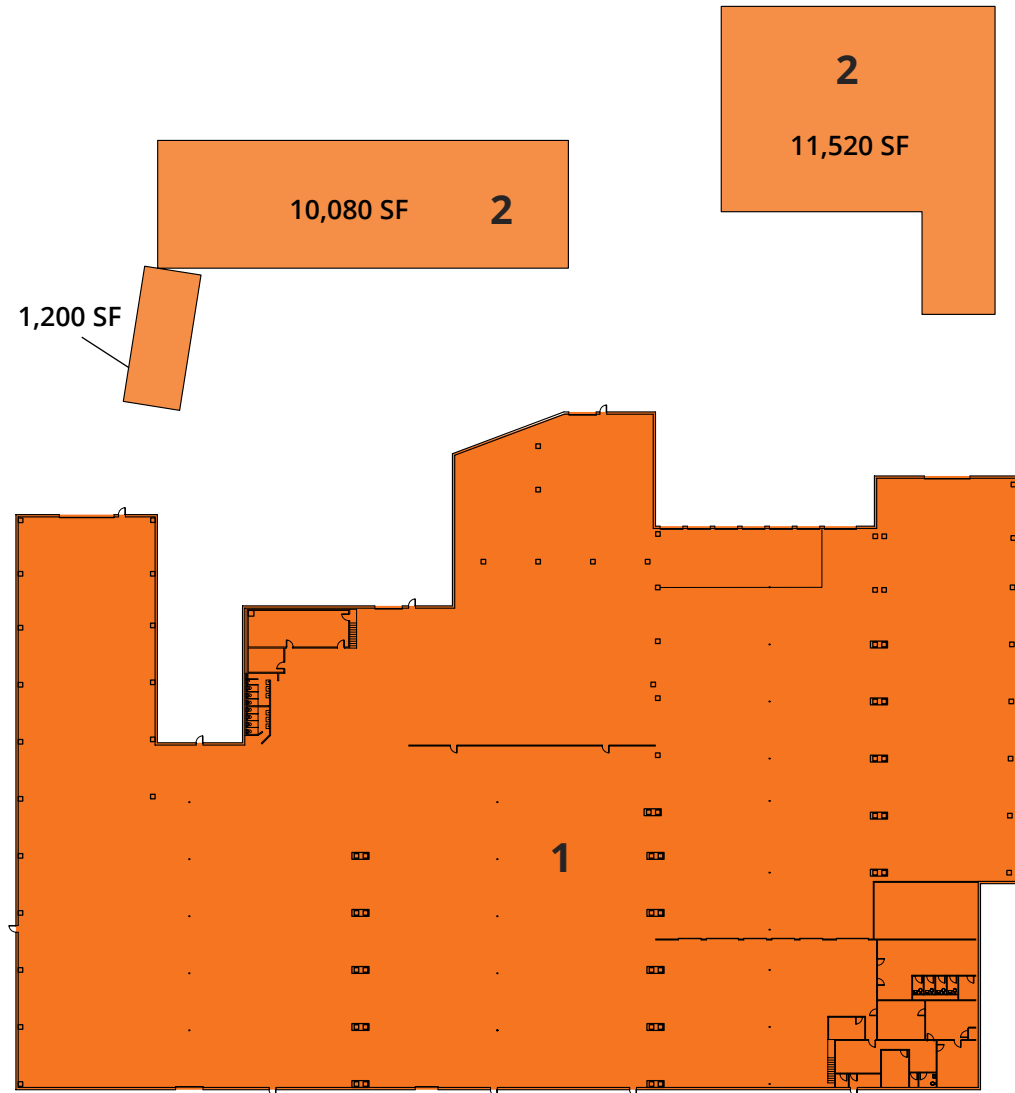


DUST COLLECTION TOWER

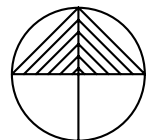


FLOOR PLAN

210 EAST SWEET POTATO ST | VARDAMAN, MS



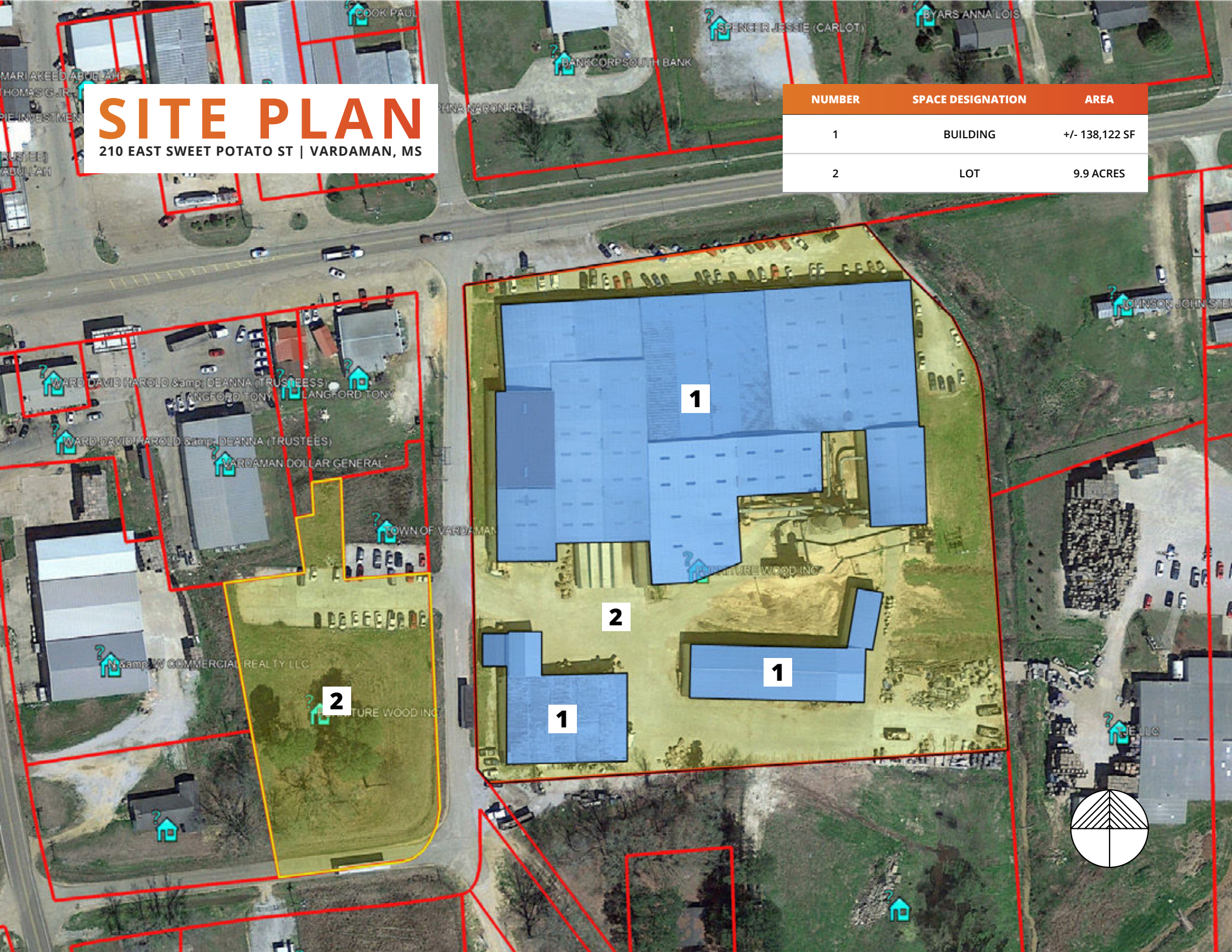
NUMBER	SPACE DESIGNATION	SQFT
1	WAREHOUSE	115,332 SF
2	ANCILLARY BUILDINGS	22,800 SF
TOTAL		138,132 SF



SITE PLAN

210 EAST SWEET POTATO ST | VARDAMAN, MS

NUMBER	SPACE DESIGNATION	AREA
1	BUILDING	+/- 138,122 SF
2	LOT	9.9 ACRES



LOCATION MAP

210 EAST SWEET POTATO ST | VARDAMAN, MS

MEMPHIS, TN	131 MILES
JACKSON, MS	147 MILES
BIRMINGHAM, AL	161 MILES
HUNTSVILLE, AL	185 MILES
NASHVILLE, TN	262 MILES



VARDAMAN

