

I-20 Business Center

For Sale or Lease
Immediate Occupancy Available!



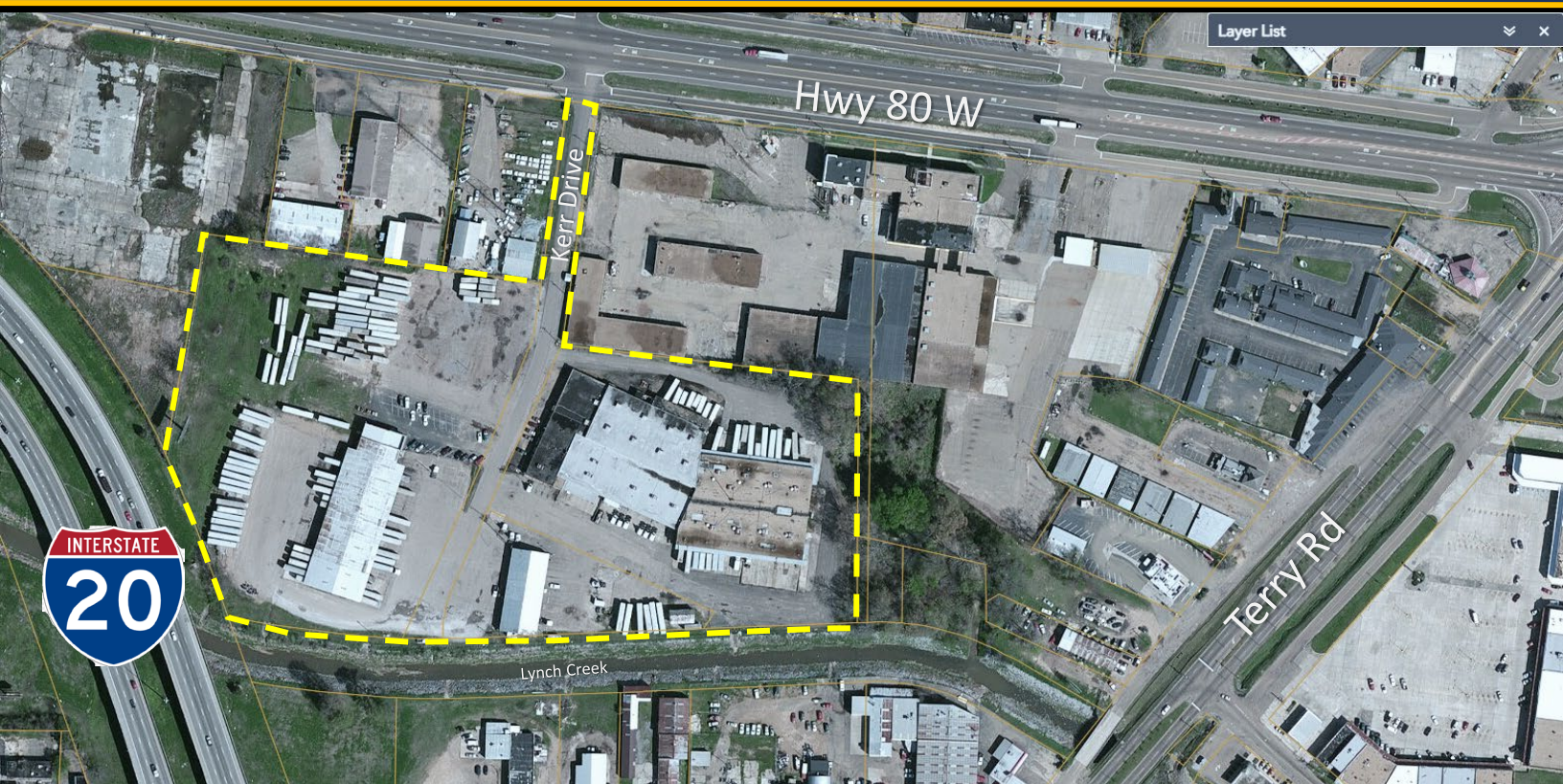
**Jackson,
Mississippi**

**14.32
Acres**

**108,234 SF
(3 Buildings)
All Cross Docks**

**C80-12 & C80-MU
Heavy
Industrial**

1651 Kerr Drive, Jackson, Mississippi



Property Highlights

- Intersection of Key Transportation Routes:
 - Interstates I-20, I-55 and I-220
 - Highway 80 West and Highway 51
- High Visibility from Interstate 20
- Direct Access to Highway 80 West
- Guard Checkpoint at Entry/Exit with Keypad
- 75 Docks (High and/or Grade Level)
- Excellent Column Spacing
- Indoor & Open-Air Cross Docking
- Ample Trailer and Vehicle Parking
- Secure Site with Fence and Security Cameras

Cross-Dock Industrial Facility



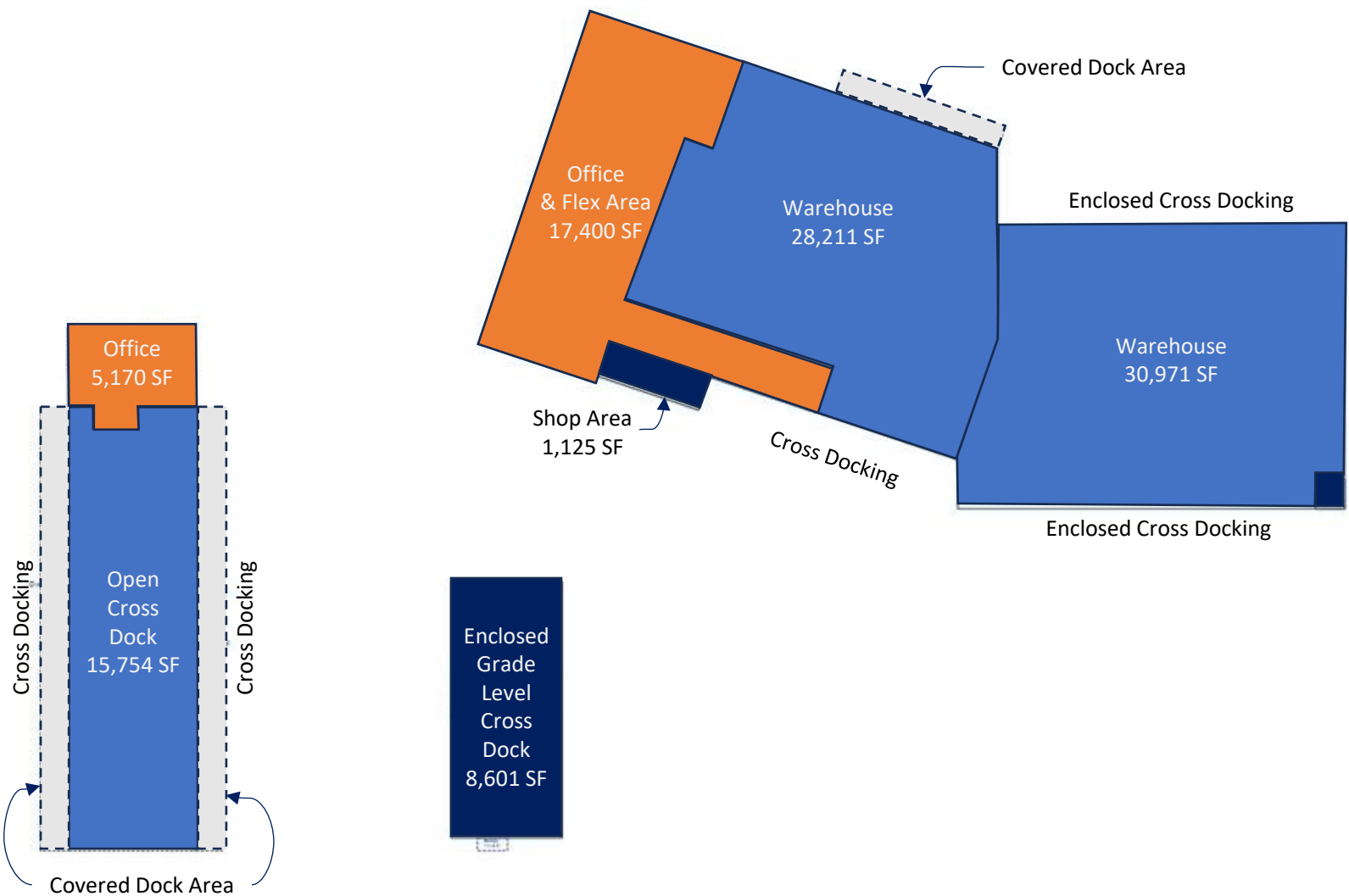
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Property Highlights

- **Cross Docking Capability**
 - Open Side Walls
 - Indoor Warehouse
- **Clear Heights up to 22 feet**
- **75 Docks and Dock High**
- **16 Grade Level Overhead Doors**
- **LED Lighting**
- **Backup Generator**
- **Service Pit**
- **Major Renovations in 2017, 2019, 2020, and Additional Renovations in 2026**
- **Heavy-Duty Brick & Steel Frame Construction**

Strategically Located in Southeast USA



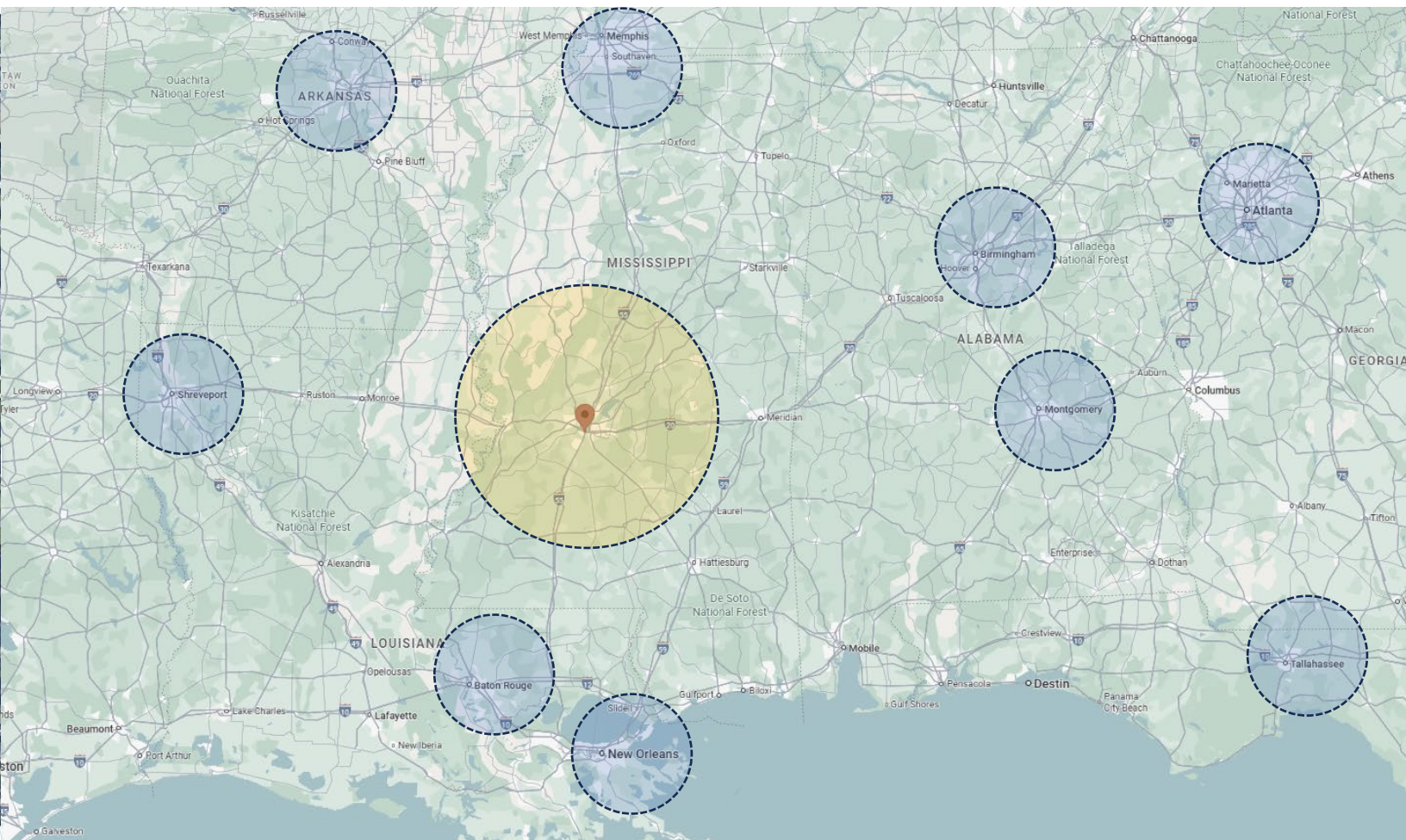
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Property Highlights

- “The Crossroads of South”
- Regional Commercial and Industrial Corridor
- Multi-State Reach: Mississippi, Alabama, Louisiana, Arkansas, Tennessee, Georgia, and Florida
- Proximity to Gulf Coast Ports (New Orleans, Mobile, Gulfport, and more)

