

INDUSTRIAL PROPERTY FOR LEASE



830 WILSON DRIVE

830 WILSON DR, RIDGELAND, MS 39157

Scott Overby, CCIM CPM
Principal Broker | Overby, Inc.
601.366.8600 x3301
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PROPERTY DESCRIPTION

Discover a versatile 5,000 square foot commercial space within a 19,093 square foot building, perfectly suited for businesses in need of both office/showroom and warehouse functionality. This space includes 3,000+/- square feet of well-designed office or showroom area, paired with 2,000+/- square feet of high-ceiling warehouse space, allowing for maximum operational efficiency. The space is equipped with two ADA-compliant restrooms, ensuring accessibility and convenience for all visitors and staff.

Key features include a grade-level roll-up door for easy loading and unloading, as well as access to a shared dock-high loading well at the rear of the building, providing flexibility for various shipping and receiving needs. Ample parking is available on the property, accommodating both employees and customers. Additionally, building signage opportunities offer enhanced visibility, making this space a prime location for businesses looking to establish or expand their presence.

PROPERTY HIGHLIGHTS

- 3,000+/- SF Office/Showroom
- 2,000+/- SF Warehouse (heated)
- Grade level roll-up door
- Shared dock-high well
- Ample parking

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LOCATION DESCRIPTION

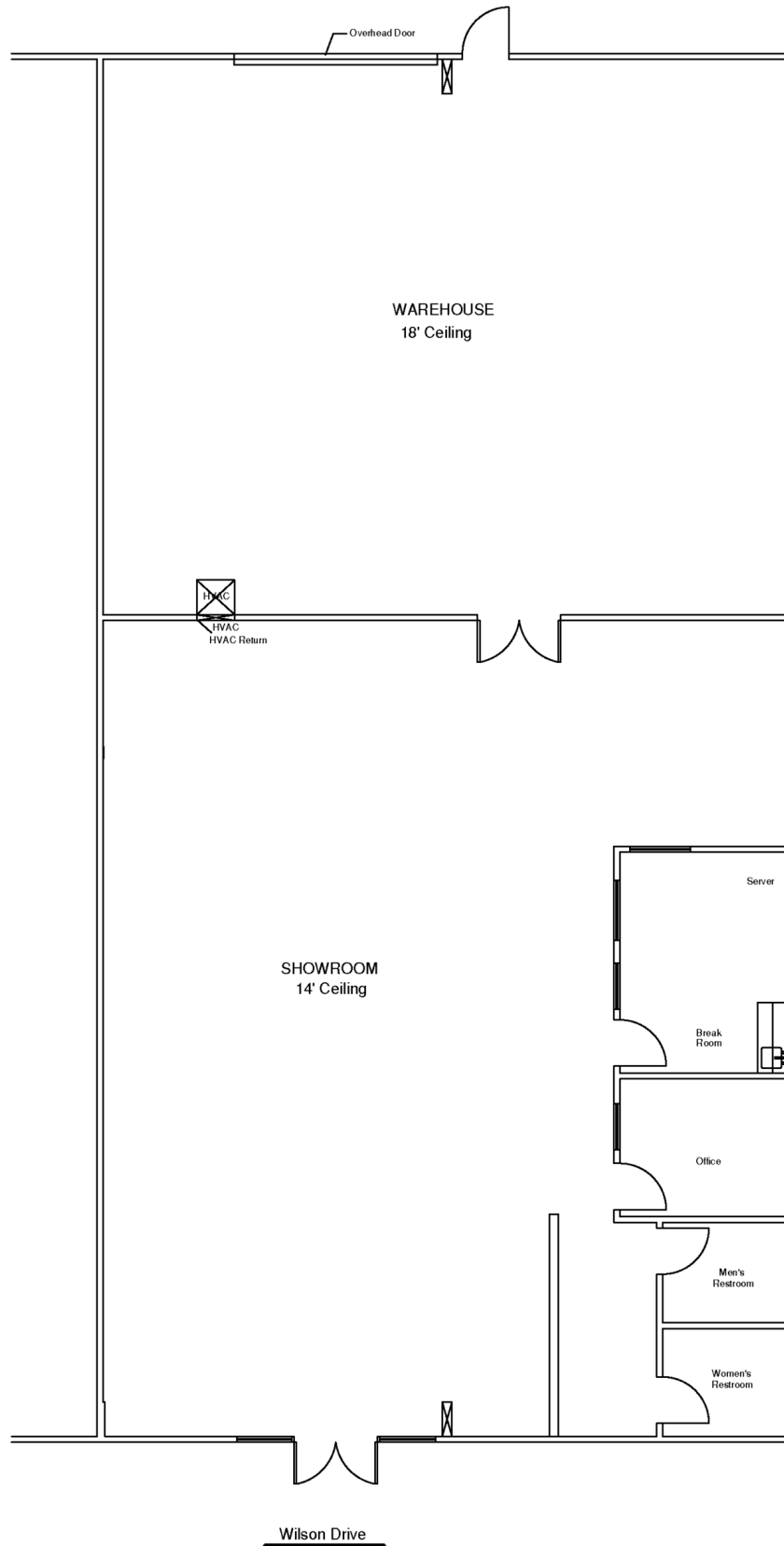
830 Wilson Drive in Ridgeland, MS 39157 is strategically located for a commercial business seeking prime office, showroom, and warehouse space. Positioned in the bustling business district of Ridgeland, this location offers unparalleled access to major transportation routes, including Interstate 55 and Highway 51, facilitating easy commutes and efficient logistics. The proximity to these key roads ensures swift connections to Jackson and surrounding areas, enhancing the potential for customer reach and business growth. Additionally, the vibrant local community, with its mix of retail, dining, and professional services, creates a dynamic environment that can attract a steady flow of clients and business opportunities.

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (MG)
Available SF:	5,000 SF
Lot Size:	71,494 SF
Building Size:	19,093 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,597	12,279	22,751
Total Population	6,156	25,597	47,963
Average HH Income	\$54,030	\$60,698	\$66,271



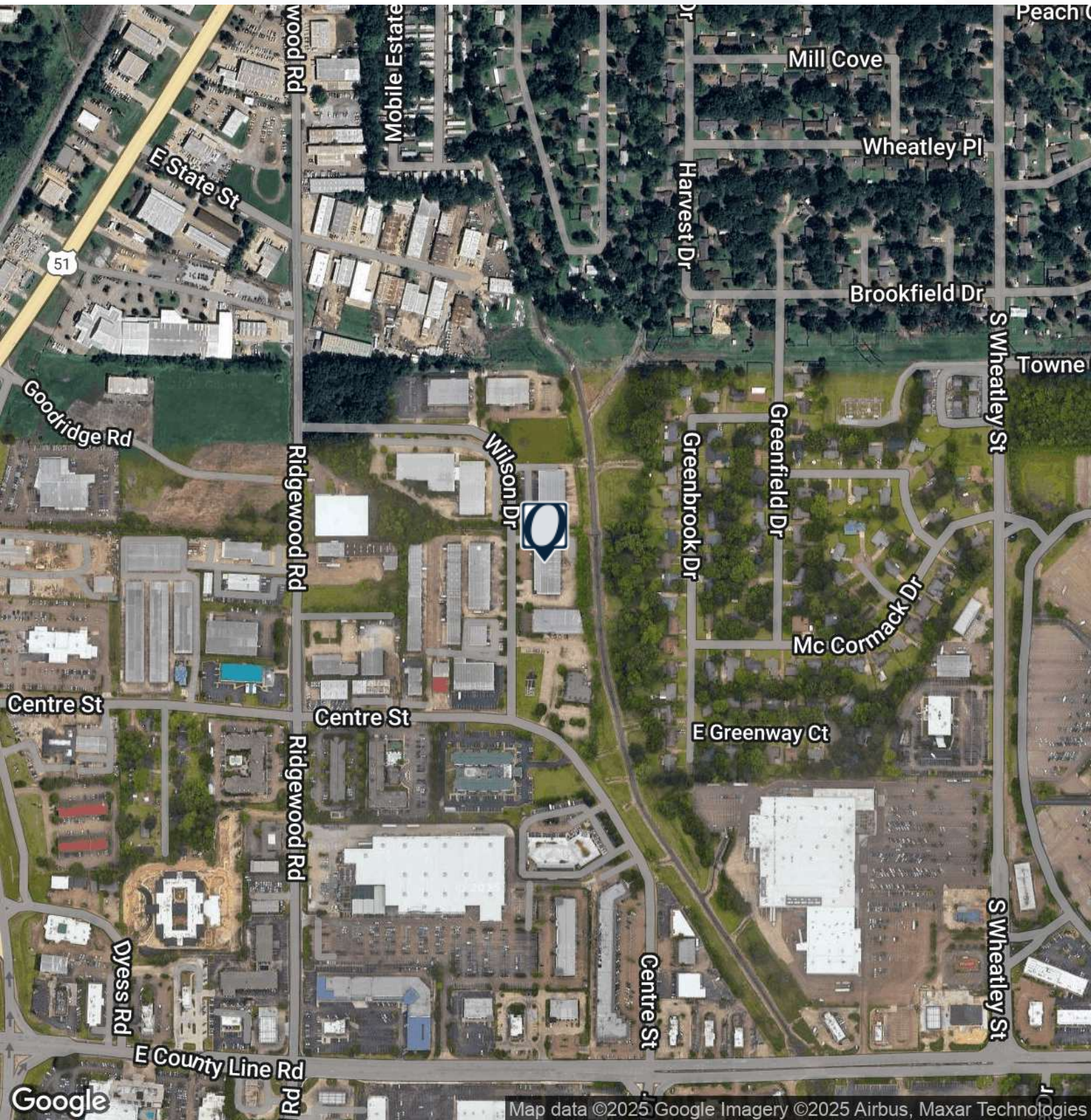


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LOCATION MAP



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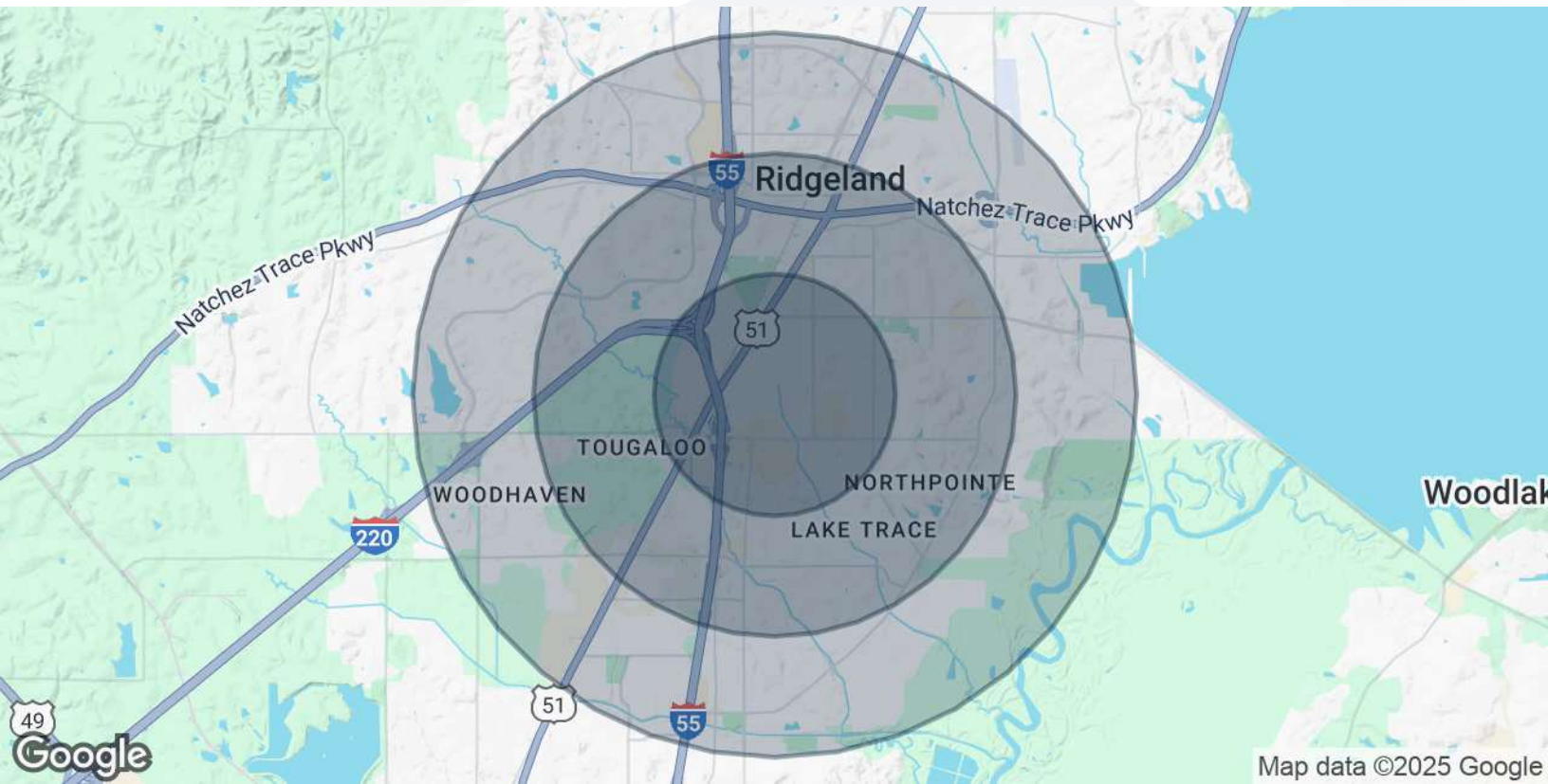


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FOR LEASE 830 WILSON DRIVE

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	6,156	25,597	47,963
Average Age	32.1	35.6	36.4
Average Age (Male)	30.4	33.5	34.5
Average Age (Female)	34.1	38.3	38.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,597	12,279	22,751
# of Persons per HH	2.4	2.1	2.1
Average HH Income	\$54,030	\$60,698	\$66,271
Average House Value	\$129,239	\$139,155	\$154,977

2020 American Community Survey (ACS)

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MS #B16214 // AR #PB00084460 LA #BROK.995709122-ACT

PROFESSIONAL BACKGROUND

Since 2003, Scott has been the president and principal broker for Overby, Inc., leveraging his real estate and financial experience to offer strategic consulting and brokerage services. His career began in 1986 as a seasonal employee in theme parks, eventually overseeing operational standardization and training for Six Flags' thirty-nine U.S. properties. This experience transitioned him into commercial brokerage and development in 2002.

Scott earned the CCIM designation in 2008 and the IREM CPM designation in 2020, demonstrating his proficiency in theory and practice. He has received numerous accolades, including REALTOR of the Year by the Mississippi Commercial Association of REALTORS and was the Susan J. Groeneveld Awardee for the CCIM Institute's 2023 Jay W. Levine Leadership Development Academy.

Scott actively participates in professional, civic, and cultural organizations, serving on the CCIM Board of Directors, Strategic Planning Committee, Finance Committee, and as the 2025 Member Services Presidential Liaison. He is a past President of the CCIM Chapter of Mississippi and Friends of Children's Hospital.

EDUCATION

George Mason University, Bachelor of Arts in Communications and Marketing, 1993

MEMBERSHIPS

- Certified Commercial Investment Member (CCIM)
- Certified Property Manager (CPM)
- Building Owners and Managers Association International (BOMA)
- Institute of Real Estate Management (IREM)
- International Council of Shopping Centers (ICSC)
- CCIM Institute Board of Directors
- CCIM Member Services PL (2025)
- CCIM Strategic Planning Committee
- CCIM Finance Committee
- Former President, CCIM Mississippi Chapter
- Former President, MS Commercial Association of REALTORS (MCAR)
- Former President, Central MS MLS
- Former President, Friends of Children's Hospital

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