

# INDUSTRIAL



## FOR SALE OR LEASE

201 CORPORATE CT, SENATOBIA, MS 38668

### Property Information:

**Building SF:** 17,100 SF +/-

**Building #1:** 8,400 SF +/-

**Building #2:** 8,700 SF +/-

**Sale Price:** \$795,000

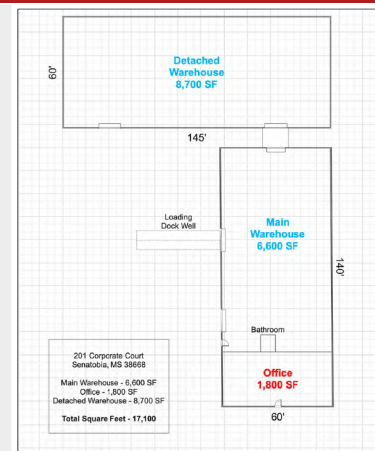
**Lease Rate Per Month:** \$6,500.00 + NNN

**Lot Size:** 2.0 Acres

**Year Built:** 2002 & 2005

**Zoning:** C-1

**Parking:** Asphalt



### PROPERTY DESCRIPTION

Two separate buildings for a combined lease space of 17,100 Sf +/- (8,400 SF +/- plus 8,700 SF +/-) for SALE or LEASE for a single tenant office/warehouse. Zoned C-1 with permitted uses that could be general commercial, office or light industrial.

### LOCATION DESCRIPTION

Property is located in the Industrial Park on the south side of the City of Senatobia, in close proximity to various restaurants, hotels and retail establishments and less than 1.5 miles from I-55 or downtown Senatobia.

### PROPERTY INCLUDES:

- 1 - 14' x 12' Truck Well
- 1 - 14' x 12' Drive-In Door
- 1 - 10' x 10' Drive-In Door
- 2 - 12' x 12' Drive-In Doors

RHODES THOMPSON  
Commercial Agent  
(662) 892-4000 Main  
(901) 286-6200 Office  
(901) 833-8000 Cell  
rhodesthompson@outlook.com  
Mississippi



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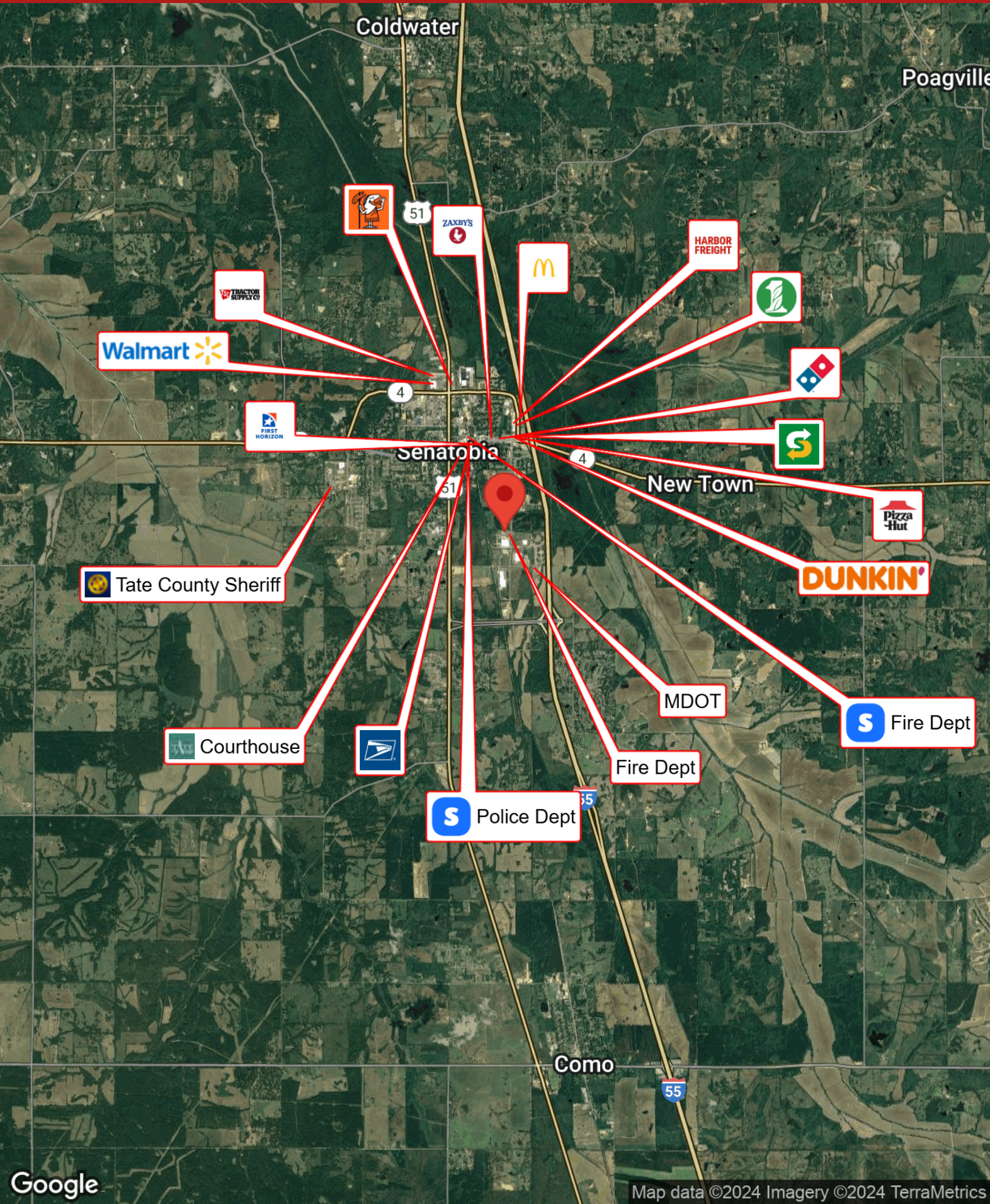


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# BUSINESS MAP

201 Corporate Ct  
Senatobia, MS 38668



Coldwater

Poagville



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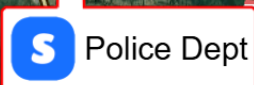
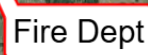
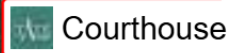
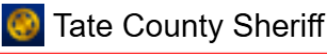
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Senatobia

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New Town



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Como

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