



FOR SALE/LEASE | **507,200 SF**
30440 MS-41 | **NETTLETON, MS**

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PROPERTY DETAILS

30440 MS-41 | NETTLETON, MS

AVAILABLE SPACE	507,200 SF
MINIMUM DIVISIBLE	100,000 SF
DOCKS	61
CLEAR HEIGHT	29' - 36'
ROOF	Galvanized Metal
YEAR BUILT	2004
POWER	3-Phase
PARKING	284 Standard 120 Trailer
LAND AREA	155.3 Acres

PROPERTY HIGHLIGHTS



~24 UNITS (FORCED AIR)



CROSS DOCK FACILITY

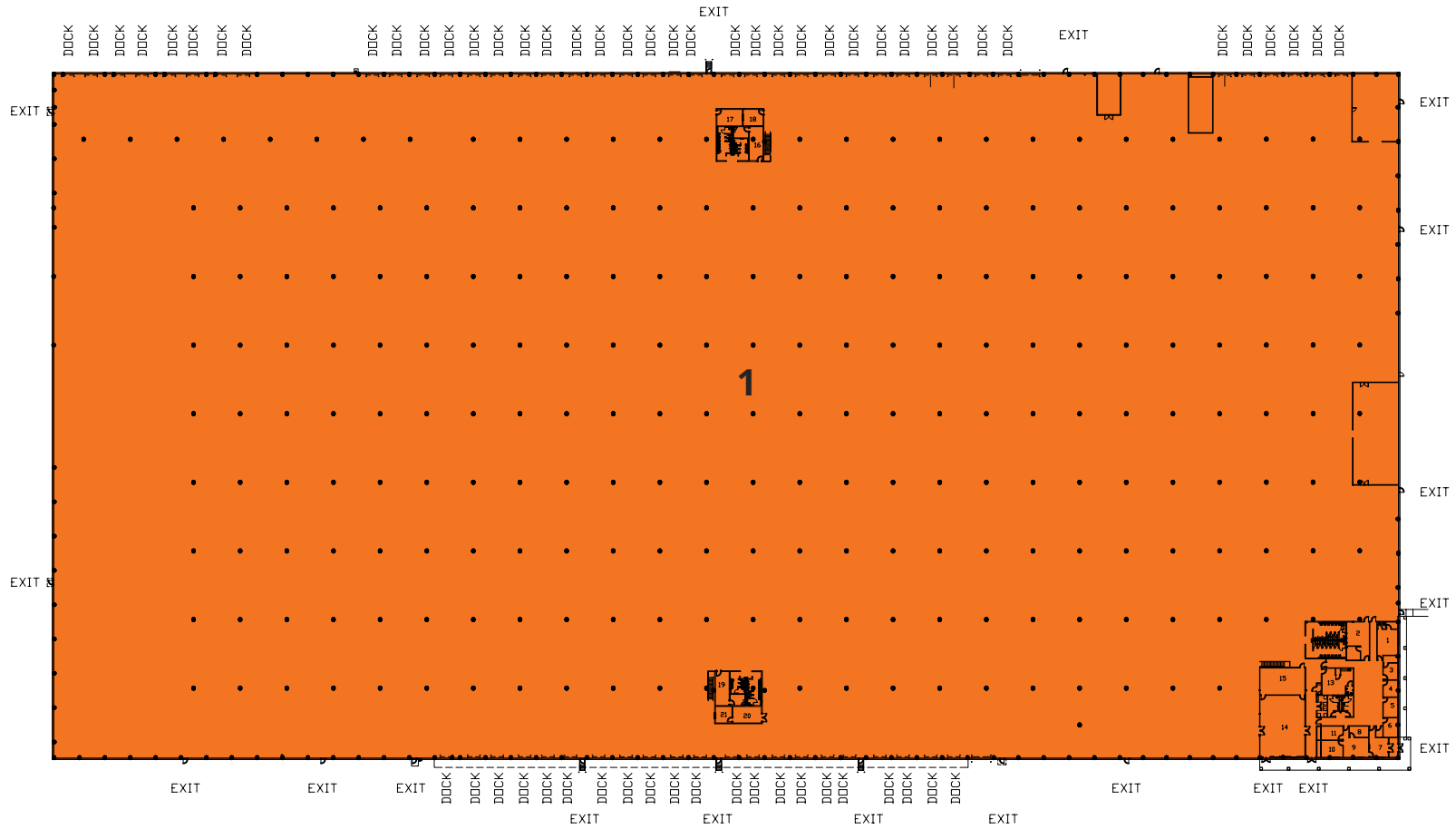


EXTERIOR LOT LIGHTING

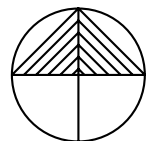


FLOOR PLAN

30440 MS-41 | NETTLETON, MS



NUMBER	SPACE DESIGNATION	CLEAR HEIGHTS	AREA
1	AVAILABLE	29' - 36'	507,200 SF



SITE PLAN

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NUMBER	SPACE DESIGNATION	AREA
1	BUILDING	+/- 507,200 SF
2	LOT	155.3 ACRES



1

2



LOCATION MAP

30440 MS-41 | NETTLETON, MS

I-22	24 MILES
BIRMINGHAM, AL	127 MILES
MEMPHIS, TN	136 MILES
HUNTSVILLE, AL	148 MILES
NASHVILLE, TN	240 MILES

