



Accelerating success.



For Sale or Lease

115K SF Industrial Building on 10.7 Acres

Specialized facility with extensive infrastructure in place

56 COUNTY ROAD 166, OXFORD, MS 38655

Preston Thomas, SIOR

Executive VP, Principal
901 312 4908
preston.thomas@colliers.com

Henry Robinson

Sales Associate
901 312 4911
henry.robinson@colliers.com

Lee Strother, CCIM

Executive VP, Principal
501 850 0703
lee.strother@ar.colliers.com

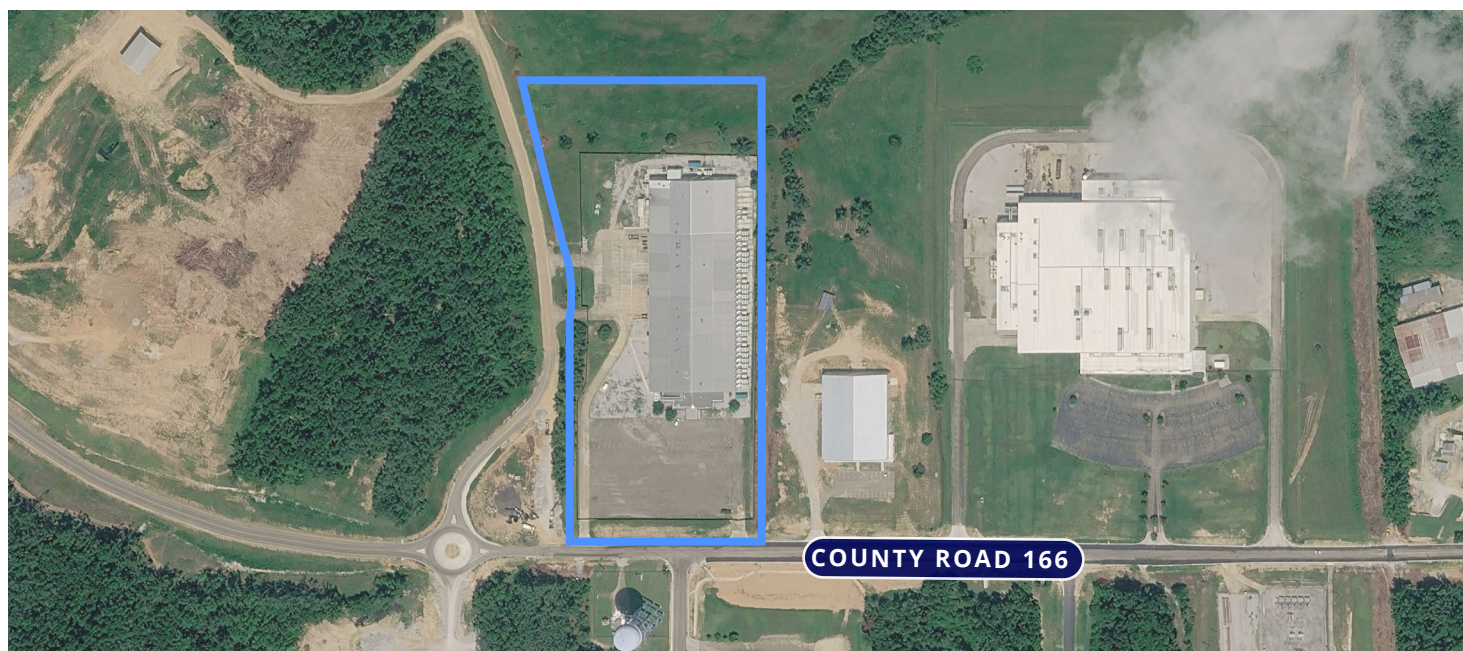
Colliers | Memphis Region

6363 Poplar Ave., Ste. 220
Memphis, TN 38119
901 375 4800

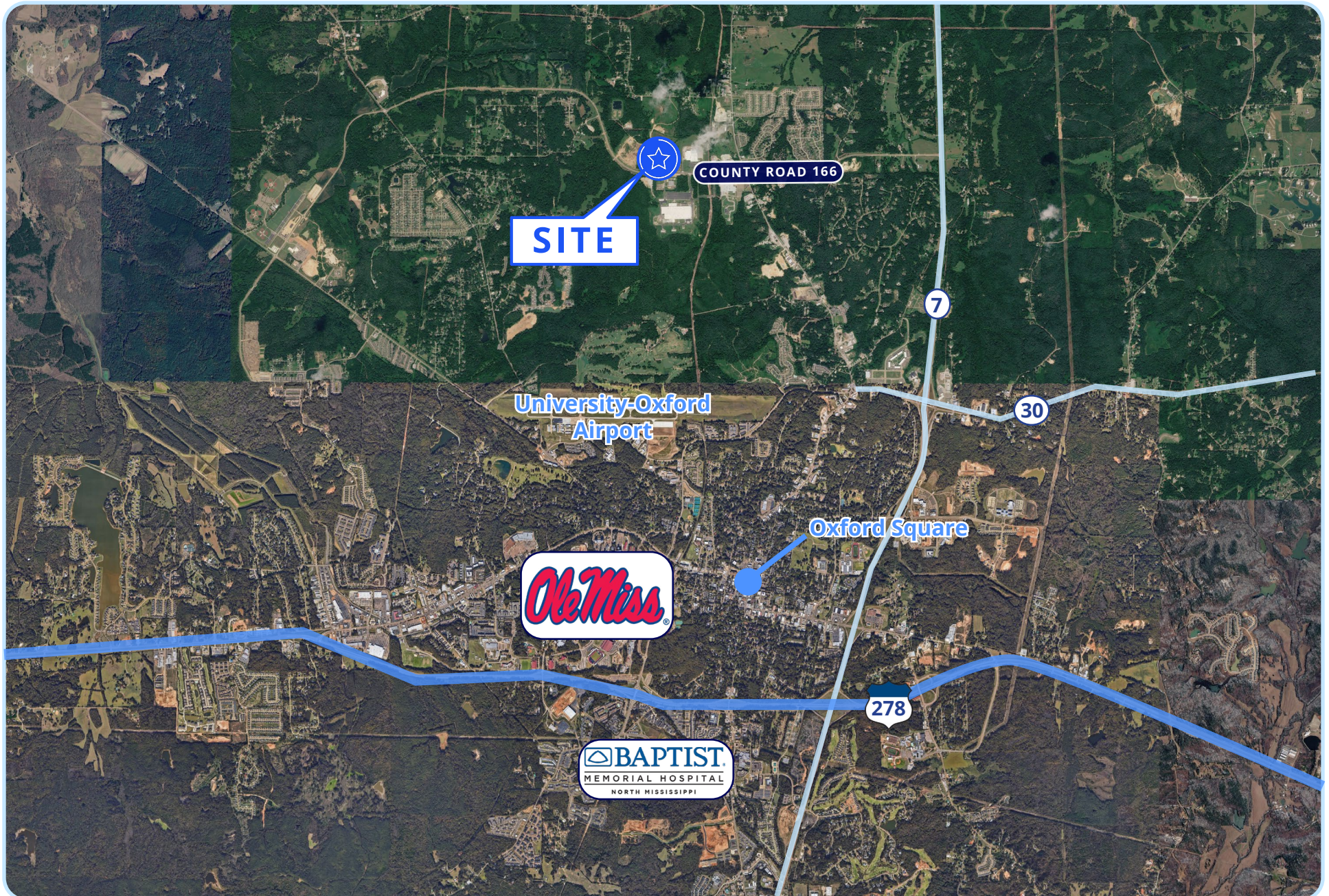
The Property

Highlights

- **Building size: 114,867 SF**
 - Warehouse: 19,200 SF (includes 500 SF office)
 - Main office: 5,900 SF
 - Specialized process/production space: 89,767 SF
- Lot size: 10.7 acres
- Offering price: \$8,950,000
- Lease rate: Contact broker
- Zoning: I-L, Light Industrial
- Located in an Opportunity Zone
- Wet system sprinkler throughout
- Recently renovated in 2021
- Clear height: 18' to 23'
- Three dock-high doors and one drive-in door
- Truck court depth: 145'
- 175 parking spaces
- Floor drains throughout
- 100% HVAC (580 tons)
- LED lighting throughout
- 3-phase power with 12,000 amps
- One Generac Diesel 100 kW generator

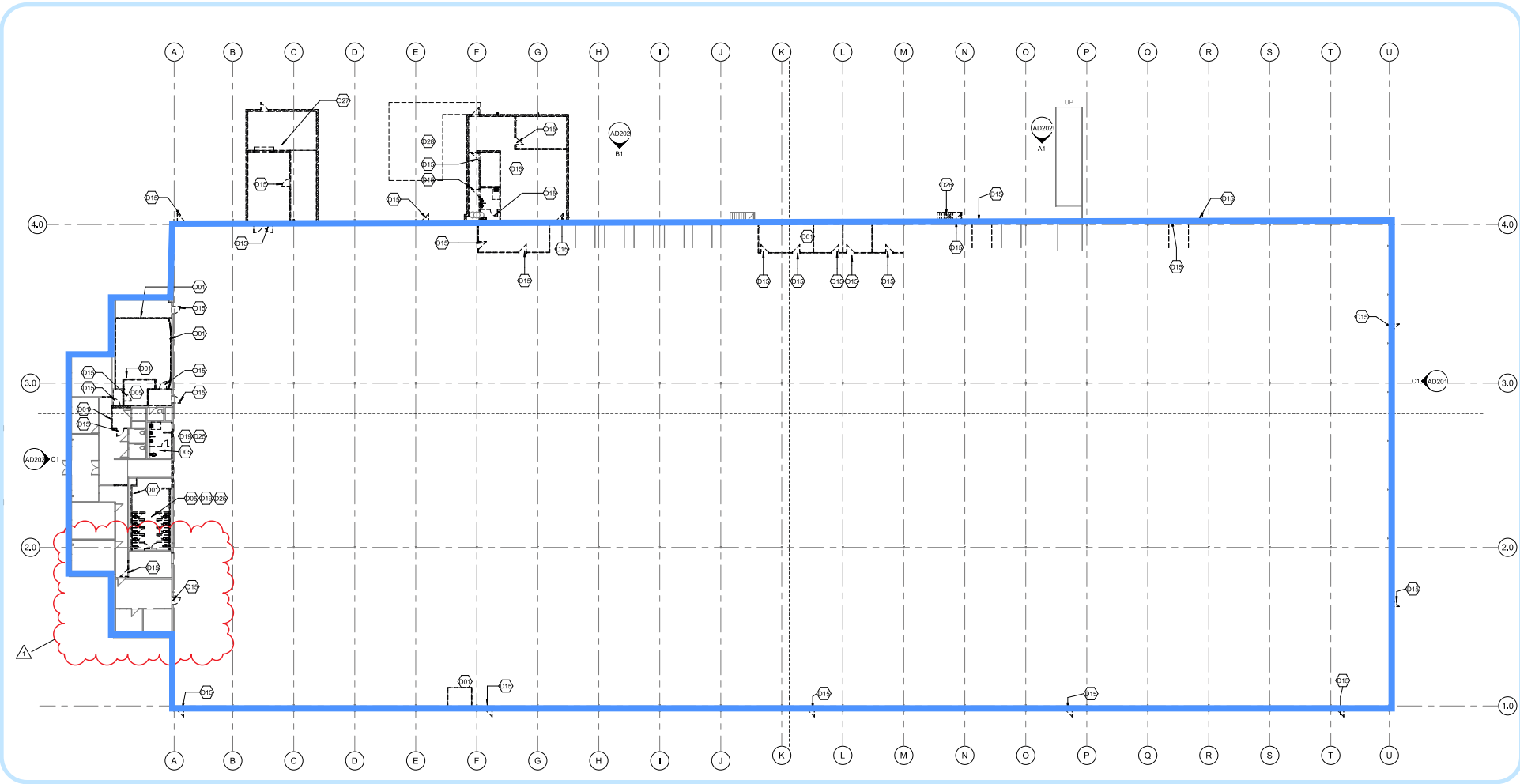


Property **aerial**



Base building floor plan

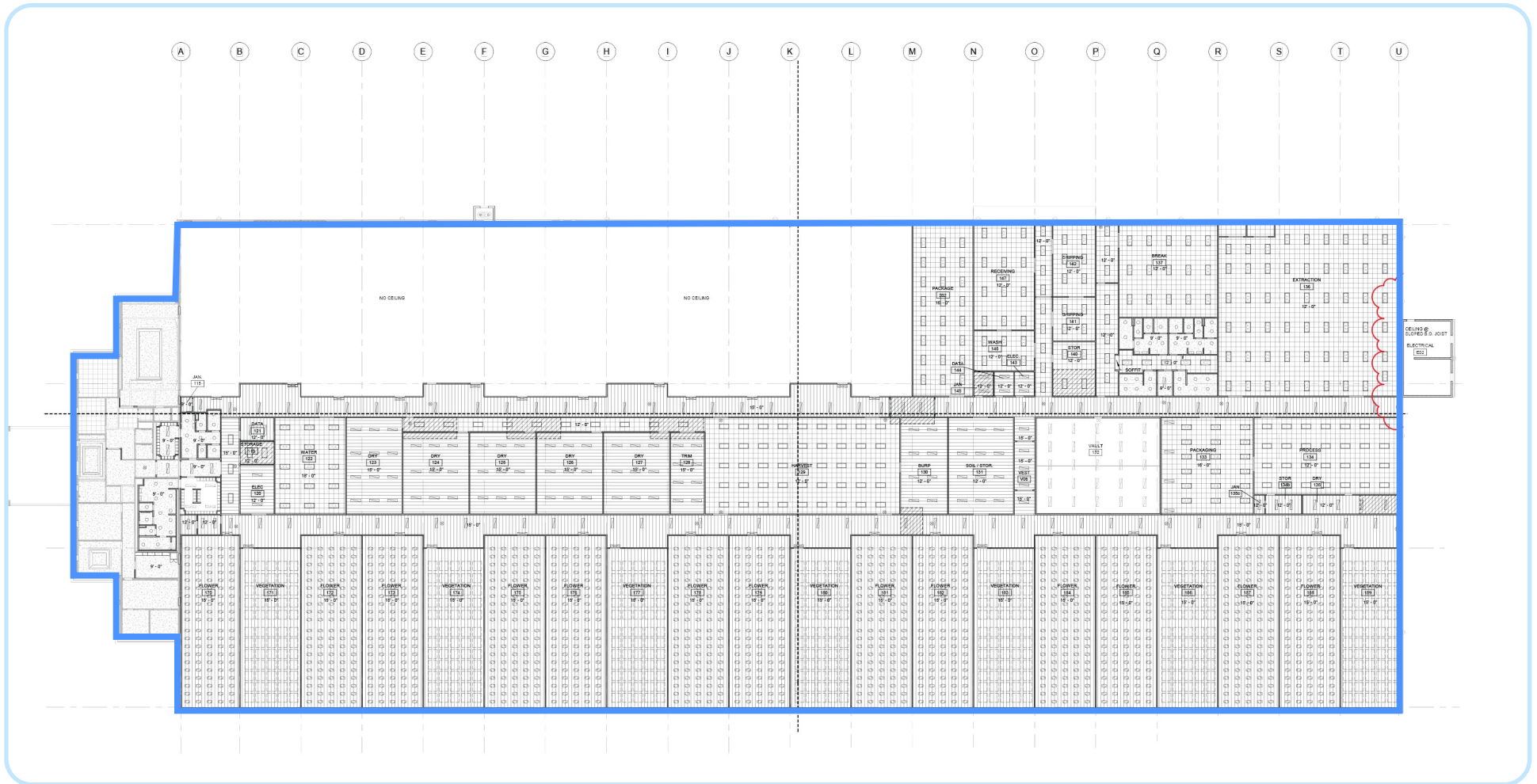
114,867 SF



Interior layout

114,867 SF

• Warehouse: 19,200 SF (includes 500 SF office) • Main office: 5,900 SF • Specialized process/production space: 89,767 SF



Property photos



Property photos



About Oxford

Highlights



28,996

Oxford Population



59,597

Lafayette County Population



Job market **increased** by

2.2% over last year



Cost of living

8% lower

than national average



200% population
growth since 2000



\$235,000

Median home cost



\$105,986

Average income



Oxford is a growing regional center in north Mississippi and home to the University of Mississippi. Located approximately 75 miles southeast of Memphis, the community provides convenient access to the greater Memphis market and Memphis International Airport. Lafayette County has a population of approximately 59,600 and has grown nearly 7% since 2020. Anchored by the university and a diverse employment base that includes education, healthcare and manufacturing, the Oxford-Lafayette County area offers an attractive combination of workforce resources, economic growth, and quality of life.

UNIVERSITY OF MISSISSIPPI

- Student enrollment up +/- **27%** since 2021
- A Power 4 University
- Tier 1 Research University



CONTACT US

Preston Thomas, SIOR

Executive VP, Principal
901 312 4908
preston.thomas@colliers.com

Henry Robinson

Sales Associate
901 312 4911
henry.robinson@colliers.com

Lee Strother, CCIM

Executive VP, Principal
501 850 0703
lee.strother@ar.colliers.com

Colliers | Memphis Region

6363 Poplar Ave., Ste. 220
Memphis, TN 38119
901 375 4800



Accelerating success.

