

# 758,250± SF / 63.3± AC Manufacturing/Distribution Facility

VIEW ONLINE

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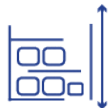
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## COLLIERS

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## 1 Fashion Way Baldwyn, MS 38824

1 Fashion Way is a 758,250± SF furniture manufacturing and distribution facility on 63.3± acres in Lee County, MS. Located in the town of Baldwyn, the facility has immediate access to Hwy 45, connecting the site to quick access to Jackson TN to the north, or Tupelo, MS and the Golden Triangle to the south. The Greater Tupelo area is one of the preeminent furniture manufacturing regions in the country. The site sits just 12 minutes away from I-22, a major transportation corridor running from Memphis to Birmingham.



**30' Clear  
Height**



**56  
Docks**

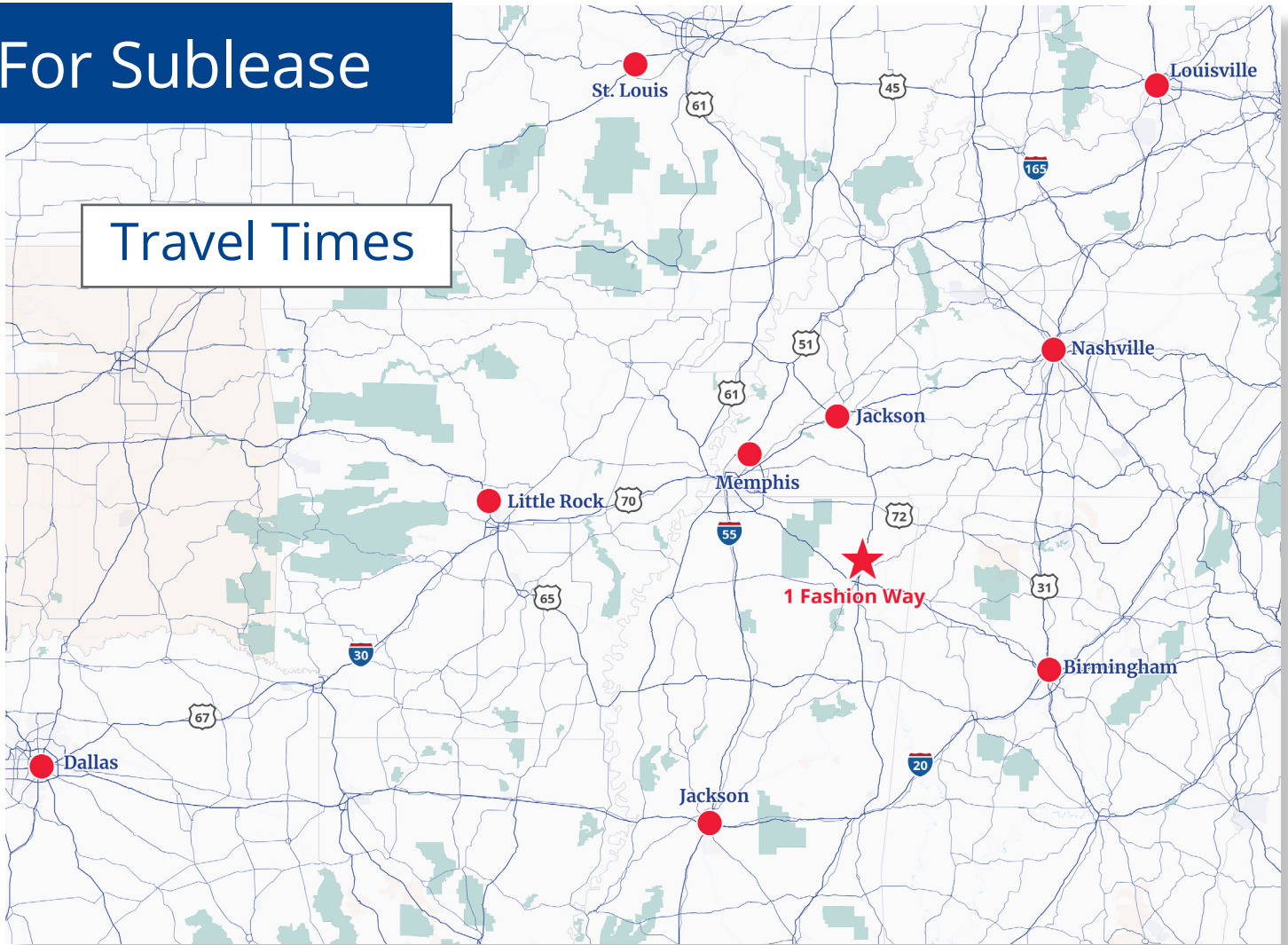


**Warehouse  
HVAC**

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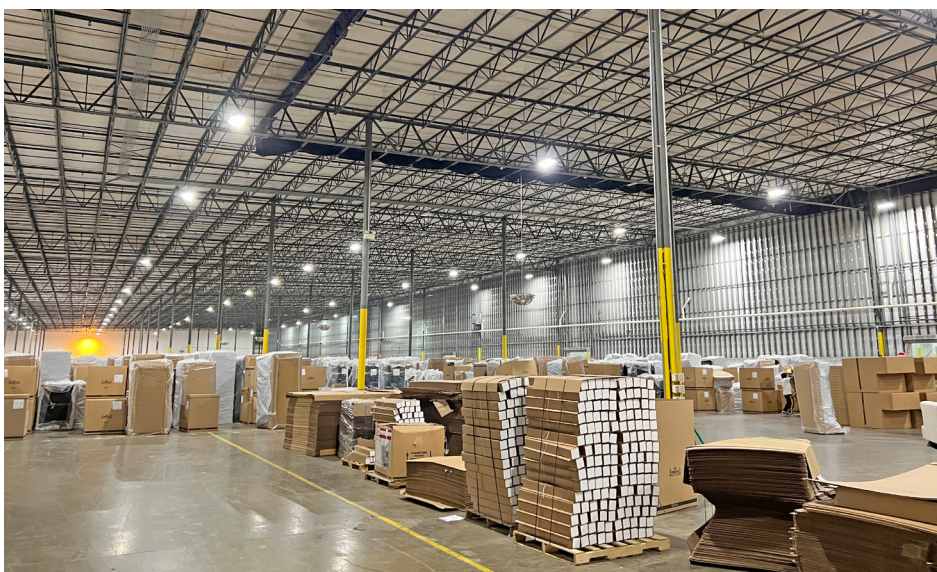
# For Sublease

## Travel Times



Travel Distances	Miles	Minutes
Jackson, TN	83 miles	1.5 hours
Memphis, TN	88 miles	1.5 hours
Birmingham, AL	140 miles	2 hours
Jackson, MS	198 miles	3 hours
Nashville, TN	202 miles	3.3 hours
Little Rock, AR	232 miles	3 hours
Atlanta, GA	284 miles	4 hours
Louisville, KY	364 miles	6 hours
Dallas, TX	550 miles	8 hours

# For Sublease



## Property Features

63.3± AC

758,250± SF total size  
(subdividable)

100,000± SF office  
(subdividable)

26' and 30' clear heights

56 dock doors

4 drive-in doors

ESFR sprinkler

Partial warehouse HVAC

60± trailer parks

500± auto parks

Built in 1996

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