

# INDUSTRIAL OUTSIDE STORAGE

425 N UNION EXT, CANTON, MS 39046



**CBRE**

**1.5 ACRE LAYDOWN YARD FOR LEASE**

# PROPERTY SPECIFICATIONS

Pricing \$5,000-\$7,000/month

Lot Size 1.5 Acres

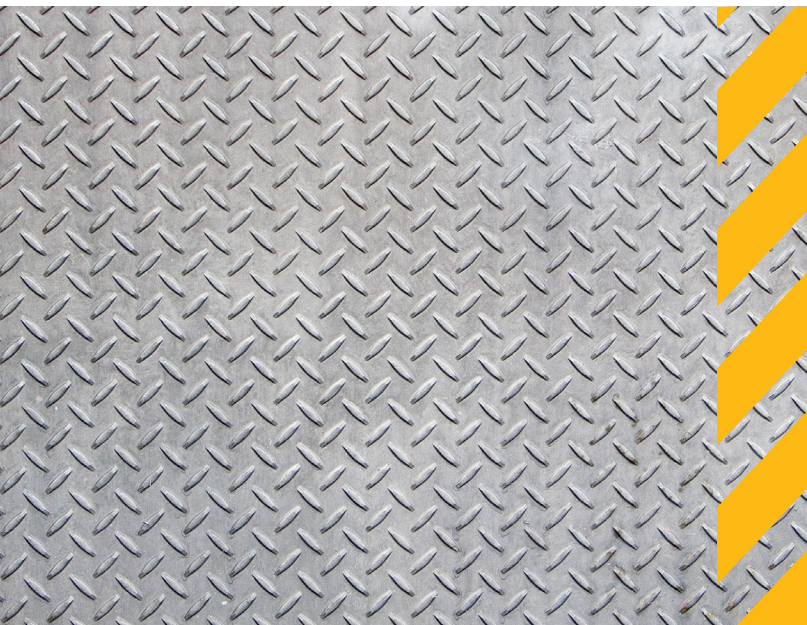
Zoning Industrial

Restrooms/  
Offices 550 SF Heated/Cooled

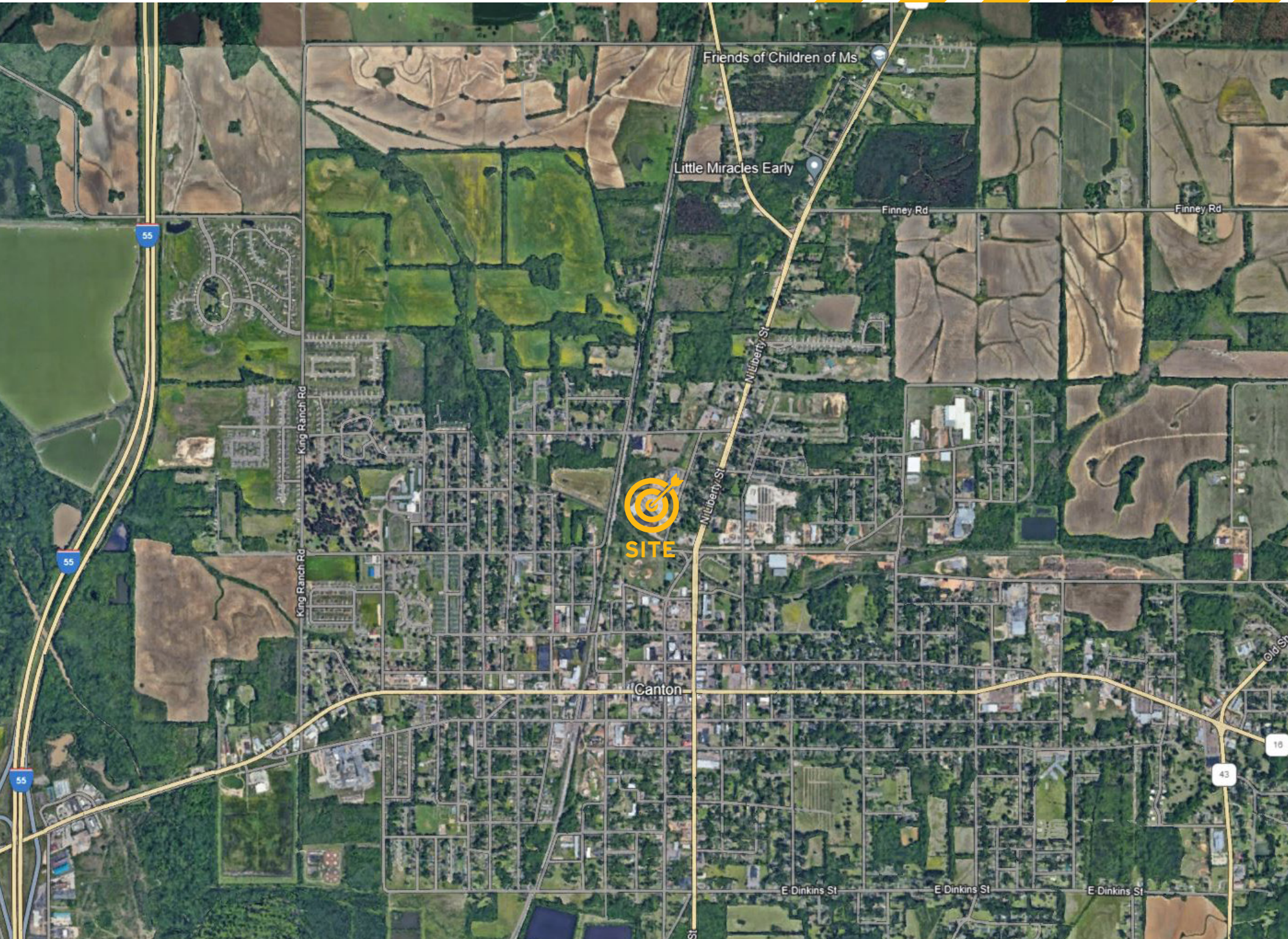
Close proximity to the new AWS Development

2.5 Miles from I-55

3.8 miles from the Nissan North America Plant



# AERIAL MAP



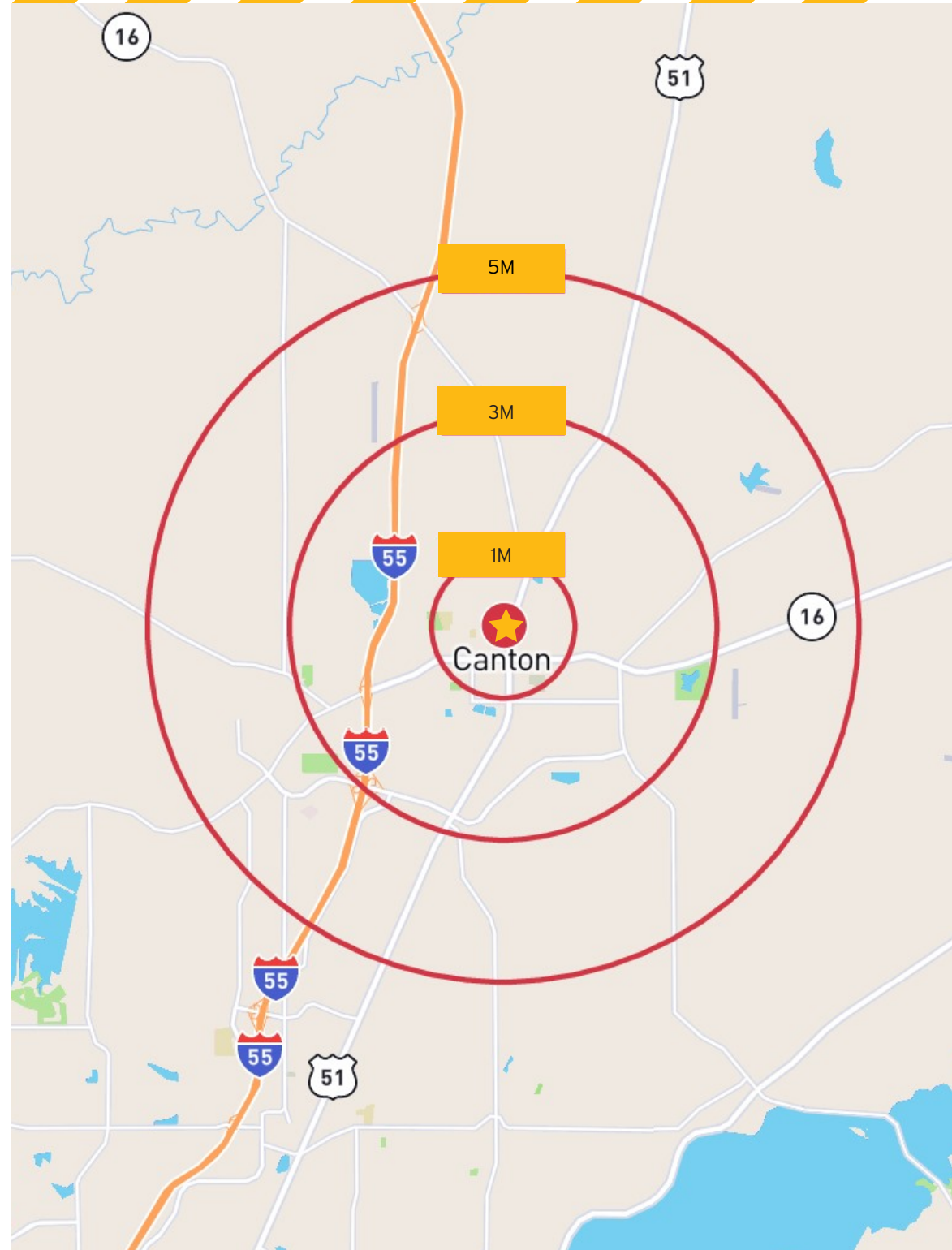
# AREA DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
<b>HOUSEHOLDS</b>			
2023 AVG HHI	\$44,856	\$48,073	\$53,001
2028 AVE HHI	\$49,941	\$54,281	\$59,839
Average Age	31.7	32.5	33.6
<b>DAYTIME POPULATION</b>			
2023 Population	6,704	13,233	16,013
2028 Population	6,772	13,494	16,389
Daytime Population	6,281	13,539	22,458

## Proximity to Major Businesses and Benefits of Outdoor Storage

The property is near the Nissan North America Plant and the new Amazon Distribution facility under construction in Canton, which could increase demand for storage and other services.

- **Cost-Effective:** Outdoor storage is often less expensive than renting additional indoor space.
- **Versality:** Outdoor storage is flexible and can accommodate a wide range of items.
- **Accessibility:** Items stored outdoors are easily accessible, saving time when you need to retrieve them.



# 425 N UNION EXT

## CANTON, MS 39046

### CONTACTS

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# CBRE

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