

For Sale

Office Warehouse | 8 Acres | Hwy 25 Frontage



### PROPERTY HIGHLIGHTS

- ±4,800 SF total building (±1,800 SF office | ±3,000 SF warehouse)
- ±8.0 acres
- Five (5) 14' x 14' overhead doors
- ±1,800 SF mezzanine space
- ±1,200 SF covered lean-to storage
- Radiant-heated warehouse + 4-ton HVAC in office
- 80,000 SF gravel parking, drive, and laydown area
- Direct frontage on Highway 25
- Ideal for owner-user or investment opportunity

### LOCATION DESCRIPTION

Located along Mississippi Highway 25 in Brandon, this property offers direct frontage and strong visibility on one of the Jackson metro's primary commercial corridors. Positioned in Rankin County, a rapidly growing market, the site benefits from steady population growth and expanding commercial activity.

Conveniently located near Highway 471 with quick access to Interstate 20 and Interstate 55, the property provides excellent connectivity for regional travel and logistics.

### OFFERING SUMMARY

Sale Price:	\$1,495,000
Lot Size:	8 Acres
Building Size:	4,800 SF

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### PROPERTY DESCRIPTION

NAI UCR Properties is pleased to present a high-quality office warehouse situated on  $\pm 8.0$  acres along Mississippi Highway 25 in Brandon. This  $\pm 4,800$  SF steel-frame facility delivers a turnkey solution for owner-users or investors seeking functionality, durability, and long-term scalability in one of Rankin County's most active growth corridors.

Built to a strong standard of finish, the property features  $\pm 1,800$  SF of climate-controlled office space, including a showroom, private offices, and restroom. Interior finishes include stained concrete floors, painted gypsum walls, stained hardwood accents, and suspended acoustical ceilings with recessed LED lighting, supported by a 4-ton HVAC system, creating a polished, professional environment suitable for client-facing operations.

The  $\pm 3,000$  SF warehouse is designed for efficiency and accessibility, offering unfinished concrete floors, exposed steel framing with insulation, and a suspended radiant heating system. Five 14' x 14' overhead doors provide seamless ingress and egress for equipment, materials, and vehicles.

Additional improvements include  $\pm 1,800$  SF of mezzanine space above the office area, accessible via a wood staircase from the warehouse, as well as a  $\pm 1,200$  SF covered lean-to at the rear of the building, ideal for additional storage or operational flexibility.

The  $\pm 8.0$ -acre site is a standout feature, with approximately 80,000 SF of gravel parking and drive areas already in place. This expansive footprint provides exceptional capacity for outdoor storage, laydown yard, fleet parking, or equipment staging, an increasingly scarce offering in the Brandon/Flowood submarket.

Strategically positioned with direct frontage along Highway 25 and convenient access to Interstate 20, the property offers strong visibility, accessibility, and connectivity to the greater Jackson MSA.

## Property Details

Office Warehouse | 8 Acres | Hwy 25 Frontage

Sale Price **\$1,495,000**

### LOCATION INFORMATION

Building Name Office Warehouse | 8 Acres | Hwy 25 Frontage  
Street Address 7674 Hwy 25  
City, State, Zip Brandon, MS 39047  
County Rankin

### BUILDING INFORMATION

Building Size 4,800 SF  
Tenancy Single  
Number of Drive in Bays 5  
Office Space 1,800 SF  
Number of Floors 1  
Year Built 2022  
Construction Status Existing  
Warehouse % 62.5%  
Framing Steel  
Condition Excellent  
Roof Gabled metal roof, maximum wall height approximately 16 feet  
Free Standing Yes  
Number of Buildings 1  
Ceilings Office: Offices-Suspended acoustical tile with recessed LED lighting, approximately 8-foot ceiling height. Showroom: 20.4ft, Ceiling-Tin Warehouse: Unfinished, exposed steel framing  
Floor Coverings Office: Stained concrete floor & Warehouse: Unfinished concrete  
Foundation Concrete slab  
Exterior Walls Pre-fabricated metal with brick veneer knee wall along the front (east) elevation  
Mezzanine 1,800 SF above the office area, accessed by a wood staircase from the warehouse

### PROPERTY INFORMATION

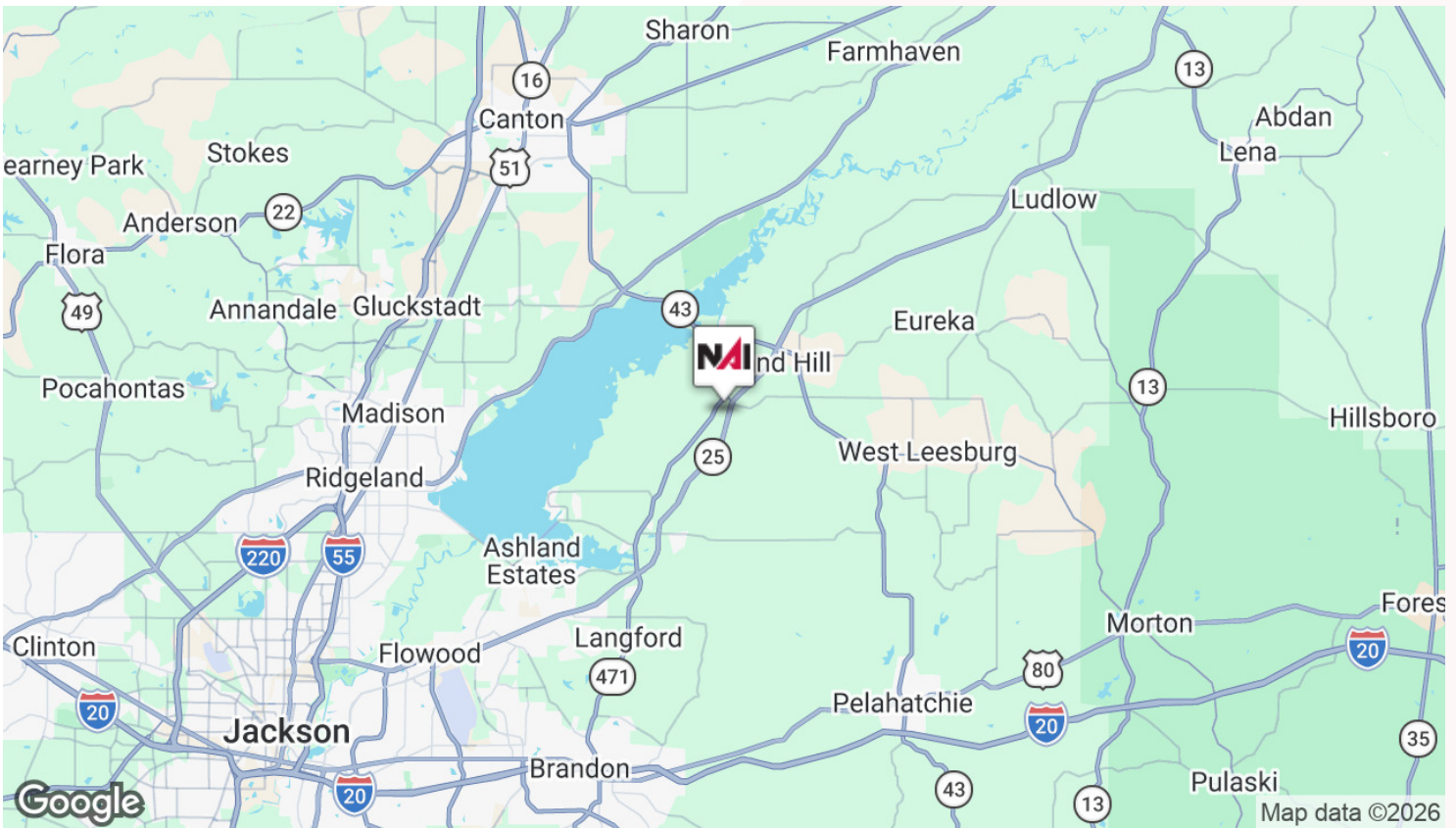
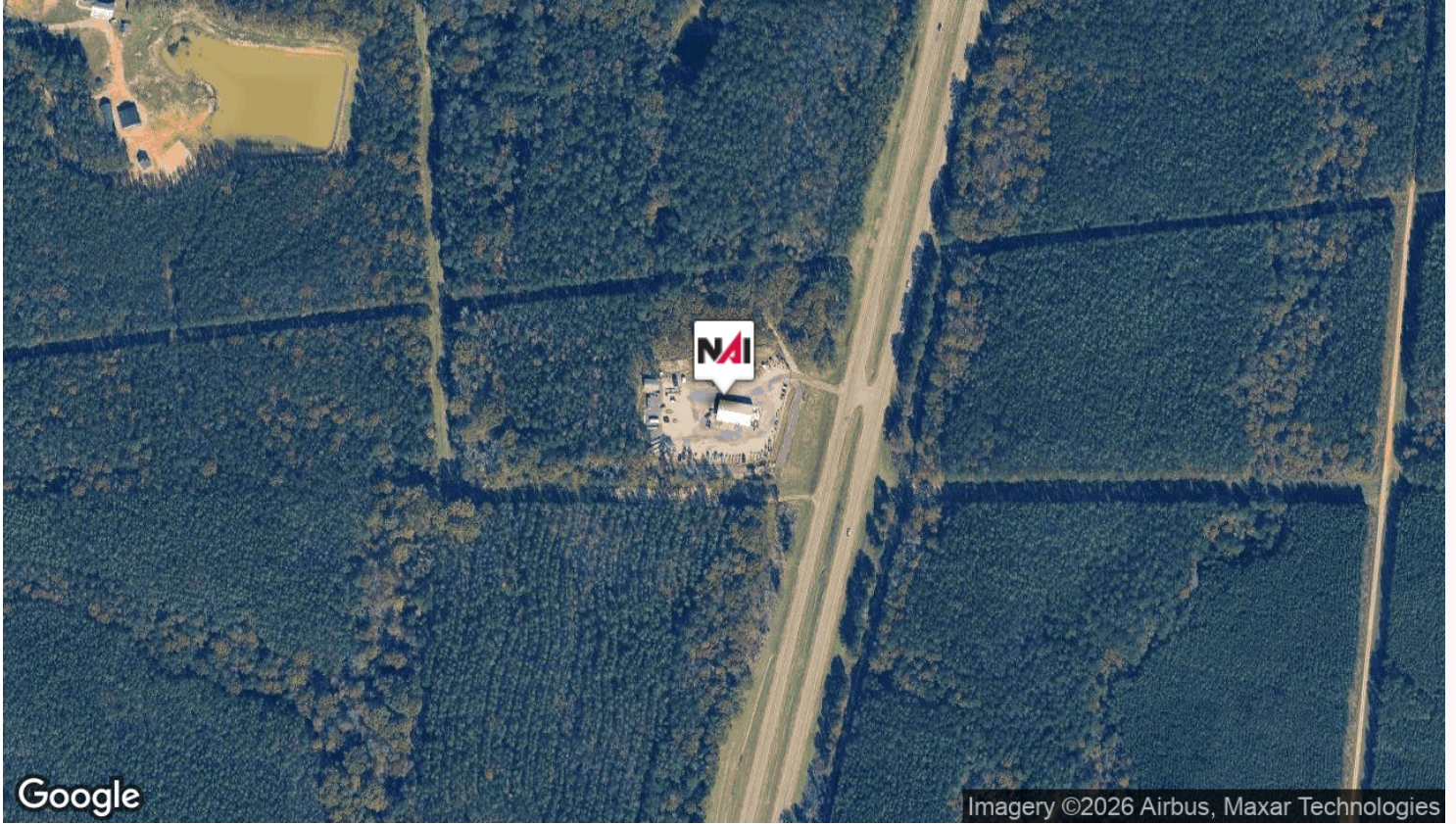
Property Type Industrial  
Property Subtype Flex Space  
Zoning C-2  
Lot Size 8 Acres

### PARKING & TRANSPORTATION

Parking Type Surface

### UTILITIES & AMENITIES

HVAC Office: 4-ton central HVAC system & Warehouse: Suspended radiant heater  
Landscaping Minimal landscaping



Additional Photos

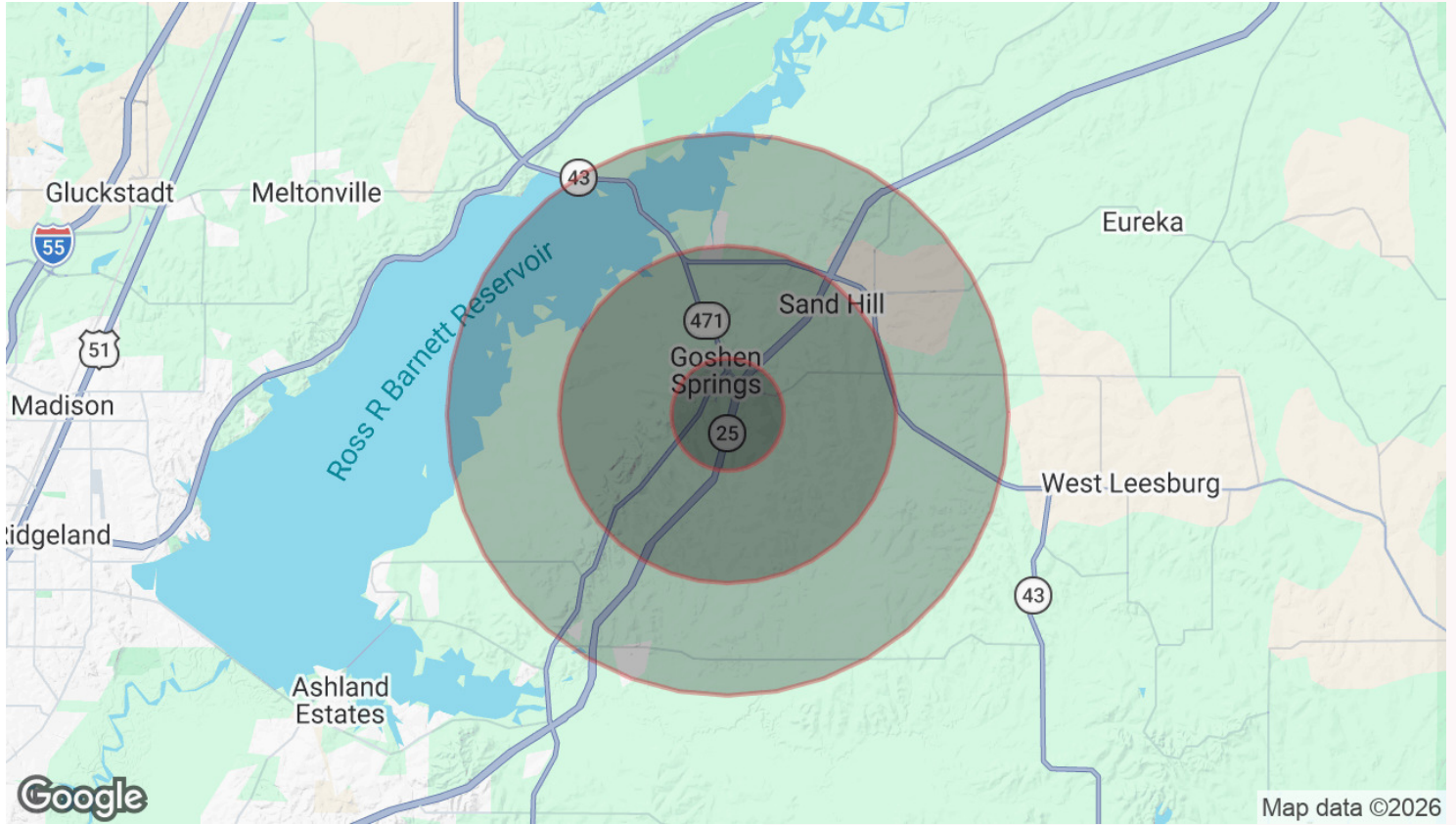
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**POPULATION**

Total Population

Average Age

Average Age (Male)

Average Age (Female)

**HOUSEHOLDS & INCOME**

Total Households

# of Persons per HH

Average HH Income

Average House Value

2023 American Community Survey (ACS)

**1 MILE**

**3 MILES**

**5 MILES**

441

2,889

7,181

37.3

37.5

37.4

38.2

38.9

38.1

36.9

36.6

36.5

**1 MILE**

**3 MILES**

**5 MILES**

147

991

2,573

3.0

2.9

2.8

\$144,847

\$137,223

\$120,384

\$333,639

\$319,416

\$292,019