

OFFICE/WAREHOUSE FOR SALE OR LEASE



815 S. STATE STREET

815 S. State Street, Jackson, MS 39201

JOHN MICHAEL HOLTMANN

Principal
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DUCKWORTH
REALTY

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OFFERING SUMMARY

Sale Price:	\$1,301,500
Building Size:	68,500 SF
Price / SF:	\$19.00
Lease Rate:	\$3.00 PSF + NNN

PROPERTY OVERVIEW

Concrete Block and Wood Frame two-story Office/Warehouse building. The property fronts along four separate city streets; encompassing one (1) city block. The City Streets that encompass the property are S. State Street (4 Lane Primary Traffic Artery into/through the City of Jackson), Silas Brown Street, Irby Drive, and Beasley Street. 1.2 Miles South of the Mississippi State Capitol, Courthouses, Government Offices, and Mississippi Fairgrounds. The breakdown is 40.5% Warehouse and 59.5% Office.

PROPERTY HIGHLIGHTS

- Large private gated parking lot accessible from S. State Street & Silas Brown Street
- 2.31 Acres (One City Block); Quick and easy access to Hwy 80, I-20, I-55, and Hwy 49
- Zoned C-3
- 3 dock high doors on Beasley St & 2 roll up doors on Silas Brown
- Building Stands at 18' at the eaves and 30' at two story office portions

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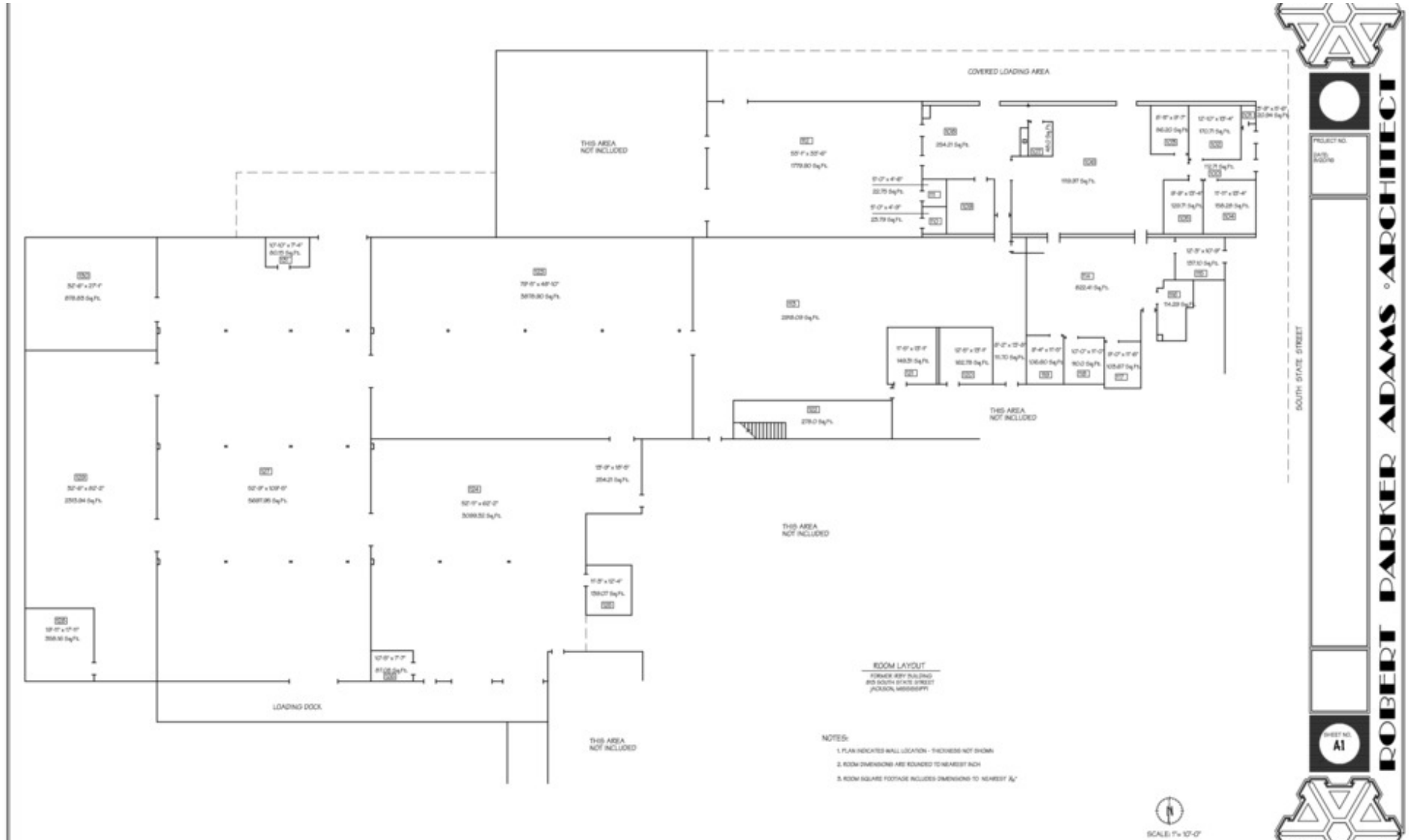
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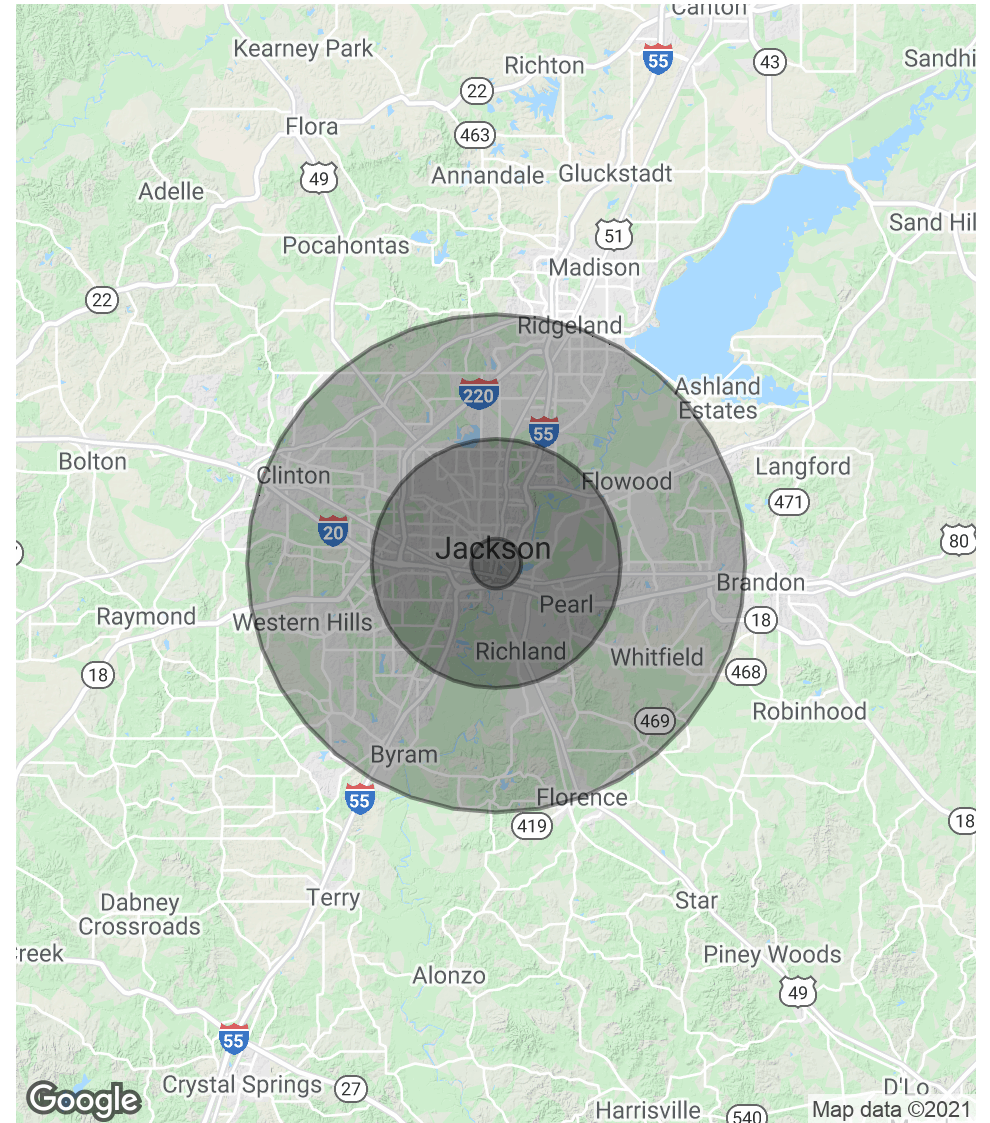
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	936	122,555	303,222
Average age	38.1	31.5	32.9
Average age (Male)	37.0	29.8	31.2
Average age (Female)	38.0	32.8	34.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	412	43,582	110,982
# of persons per HH	2.3	2.8	2.7
Average HH income	\$34,036	\$44,810	\$54,726
Average house value	\$138,105	\$140,107	\$150,840

* Demographic data derived from 2010 US Census



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