



### PROPERTY DESCRIPTION

NAI UCR Properties is pleased to offer this ±42,835 SF industrial manufacturing facility located at 9 Industrial Park Boulevard, positioned at the intersection of Industrial Park Blvd. and Fairground Street in Winona, Mississippi. The property sits on ±6.89 acres with strong access, visibility, and frontage along both roadways.

The one-story concrete block construction building was constructed in 1985 with an addition completed in 1996.

Interior features include 16' sidewalls with a 24' peak, three-phase 480V power, automatic sprinkler system, compressed air lines, fluorescent and metal halide lighting, and a 6"-8" concrete slab foundation. The building is served by two dock-high doors (12' x 12' and 10' x 10') and one grade-level door (9' x 10').

The site includes concrete-paved parking and drives, all public utilities, and gently sloping topography with adequate drainage. Off site improvements include a concrete gutter and ditch, and asphalt streets.

Well-suited for manufacturing, warehouse, or owner-user operations, this property presents a functional, infrastructure-ready opportunity within the Winona industrial market.

### PROPERTY HIGHLIGHTS

- ±42,835 SF building
- ±6.89 acres
- Three-phase / 480-volt electrical service
- Automatic sprinkler system & compressed air lines throughout
- 2 dock-high doors
- 1 grade-level door
- Concrete-paved parking and drive areas
- All public utilities available

### OFFERING SUMMARY

Sale Price:	\$990,000
Lease Rate:	\$3.00 - 4.00 SF/yr (NNN)
Available SF:	42,835 SF
Lot Size:	6.89 Acres
Building Size:	42,835 SF

For Sale & Lease

# Winona Industrial Facility

## LOCATION INFORMATION

Street Address	Industrial Park Boulevard
City, State, Zip	Winona, MS 38967
County	Montgomery

## PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Lot Size	6.89 Acres
Power	Yes

## BUILDING INFORMATION

Building Size	42,835 SF
Number of Grade Level Doors	1
Number of Dock High Doors	2
Number of Floors	1
Year Built	1985
Year Last Renovated	1996
Construction Status	Existing
Roof	Insulated metal roof
Free Standing	Yes
Number of Buildings	1
Ceilings	16' eaves 24' center clear, 12' drop ceilings in the break room & office areas
Foundation	Concrete slab
Exterior Walls	Concrete block walls

## PARKING & TRANSPORTATION

Parking Type	Surface
Gas / Propane	Yes

## UTILITIES & AMENITIES

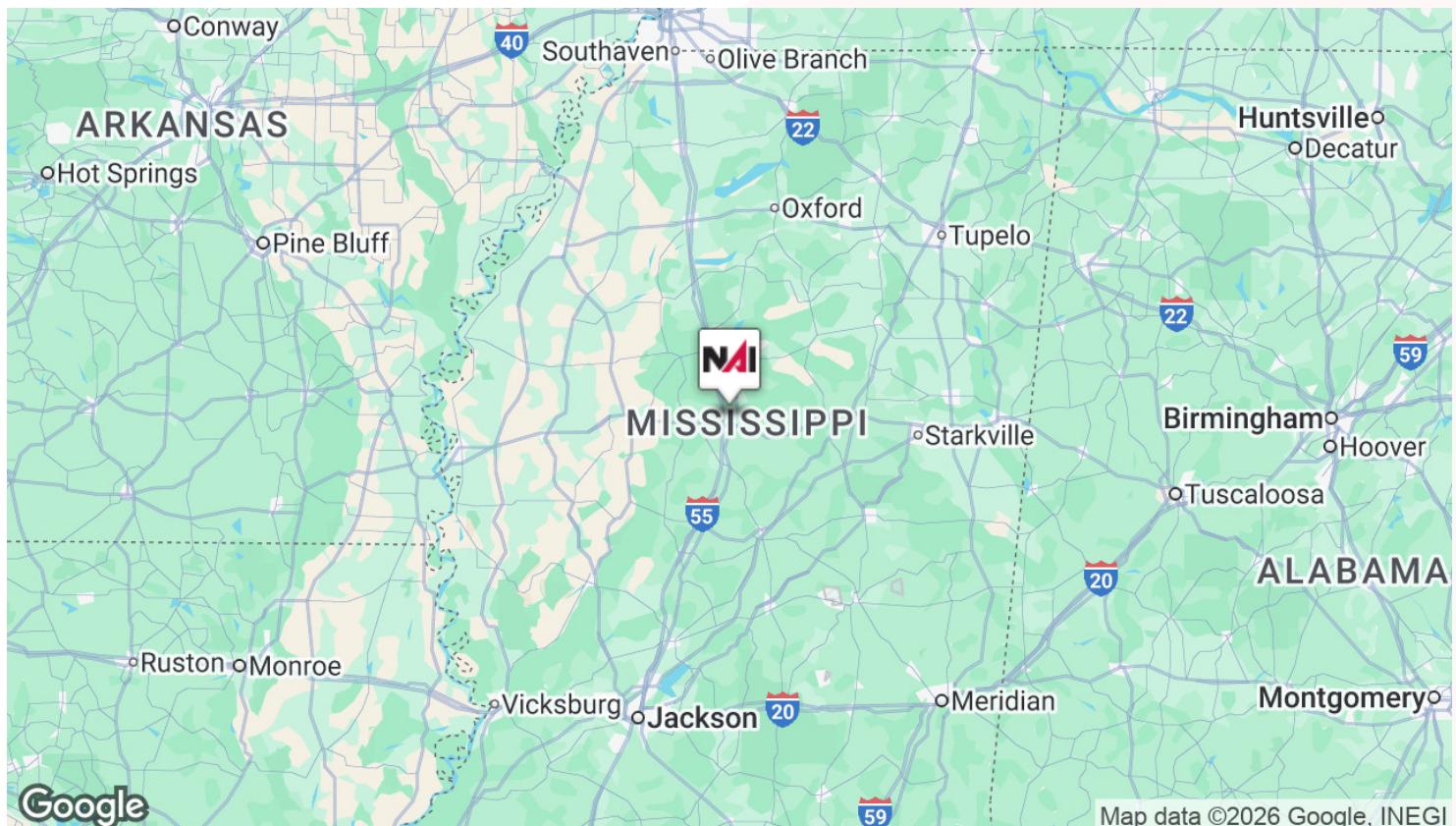
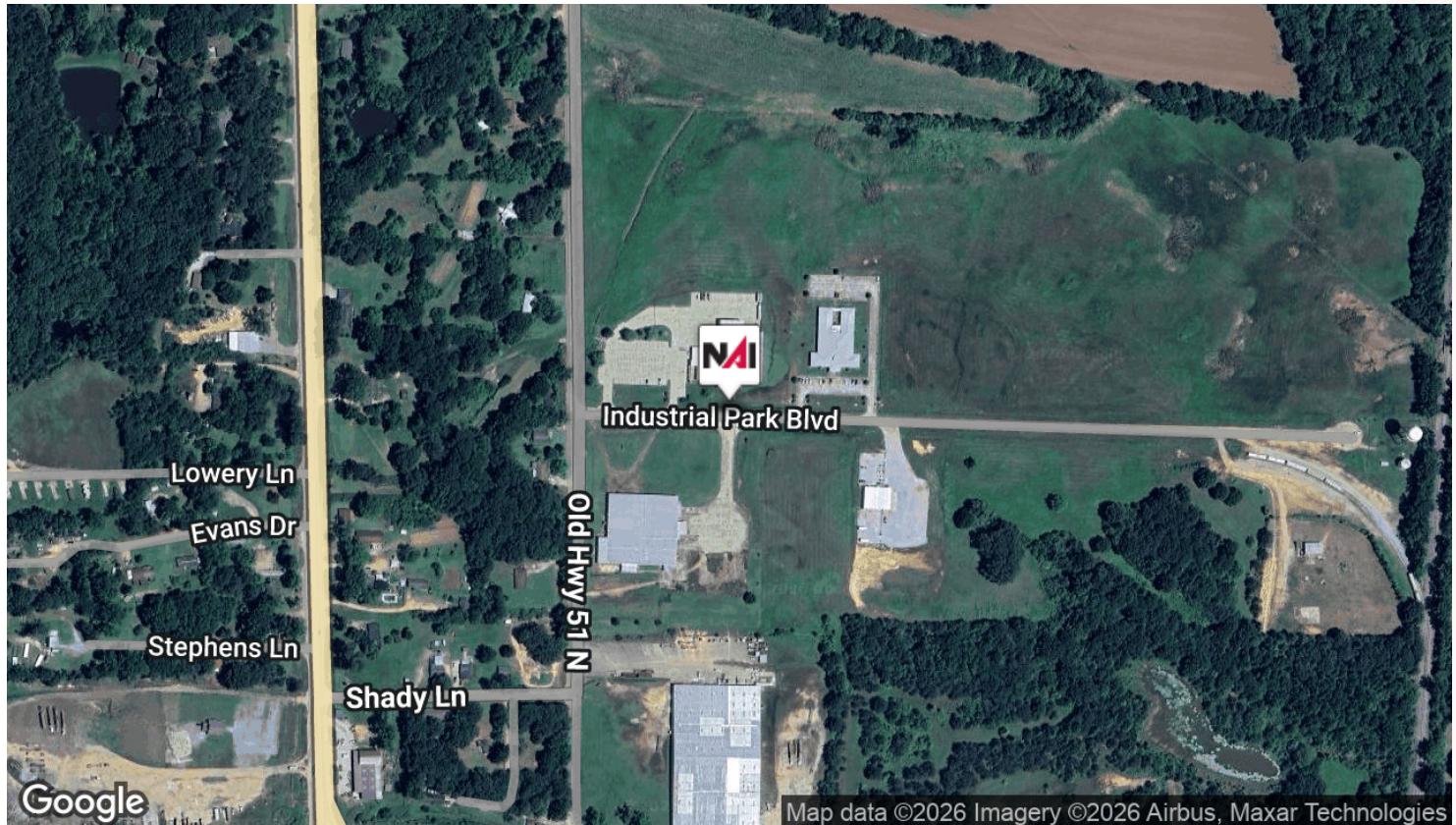
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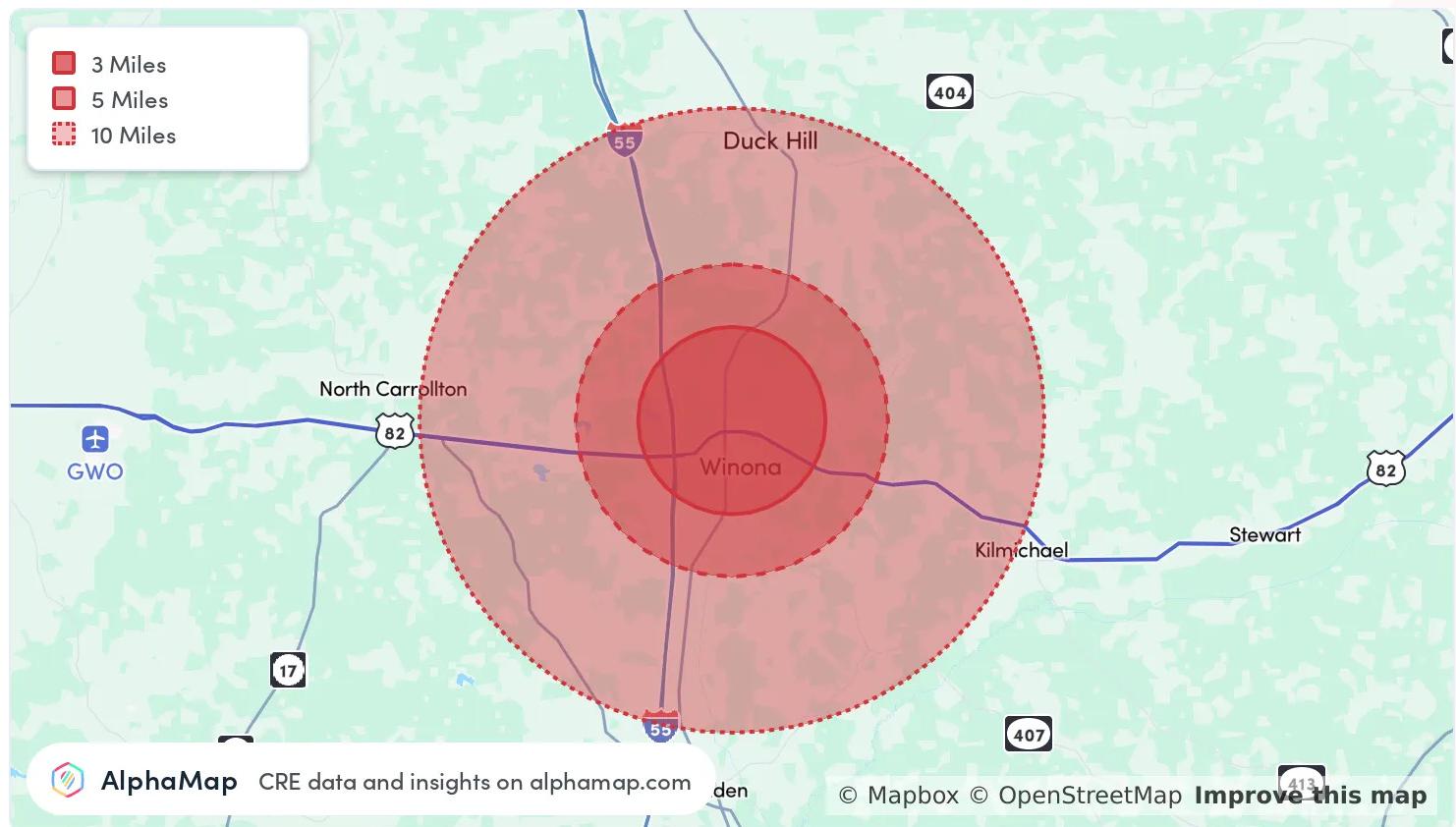
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,052	4,658	5,428
Average Age	39	42	43
Average Age (Male)	38	41	41
Average Age (Female)	40	44	44

## HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	442	2,006	2,347
Persons per HH	2.4	2.3	2.3
Average HH Income	\$49,737	\$54,637	\$56,744
Average House Value	\$126,532	\$129,529	\$132,990
Per Capita Income	\$20,723	\$23,755	\$24,671

Map and demographics data derived from AlphaMap