

SCALABLE INDUSTRIAL PROPERTY FOR LEASE

FROM 14,875 +/- TO 112,000 +/- SF



 662-842-8283

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FLEXIBLE SIZES
FROM 14,875 +/-
TO 112,000 +/- SF



**19 SUNKEN
DOCK-HIGH DOORS
2 DRIVE-IN DOORS**



HEAVY POWER
UP TO 480V / 3-PHASE /
2,350 AMPS



CLEAR HEIGHTS
FROM APPROX. 17.5'
TO 21' TO DECK



IDEAL FOR
DISTRIBUTION,
MANUFACTURING,
WAREHOUSE & MORE

114 OLD RUNWAY ROAD

TUPELO, MISSISSIPPI

±14,875 SF – ±112,000 SF
AVAILABLE

INDUSTRIAL • DISTRIBUTION • MANUFACTURING

PROPERTY HIGHLIGHTS

- Flexible occupancy from ±14,875 SF to ±112,000 SF
- Nineteen (19) sunken dock-high doors
- Two (2) drive-in doors
- Warehouse clear heights from approximately 17.5'–21' to deck
- Up to approximately 20.5' underbeam clearance
- Heavy electrical infrastructure with service up to 480V / 3-Phase / 2,350 Amps
- Existing office buildout including ±2,500 SF office in Section B
- LED lighting throughout
- Full sprinkler coverage
- Natural gas service
- Warehouse heating systems installed
- Employee amenities including cafeteria and restrooms
- Divisible configuration allowing growth and expansion within the facility

AVAILABLE CONFIGURATIONS

A	SECTION A ±14,875 SF	• Existing office • 5 loading positions
B	SECTION B ±21,000 SF	• ±2,500 SF office • 4 loading positions
C	SECTION C ±20,125 SF	• High-power industrial • 6 loading positions
D	SECTION D ±55,125 SF	• 10 loading positions • Cafeteria & employee amenities



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SUNKEN
DOCK-HIGH DOORS



2
DRIVE-IN
DOORS



**UP TO
480V**
3-PHASE
2,350 AMPS



**FULL
SPRINKLER
COVERAGE**



**NATURAL
GAS
SERVICE**



**WAREHOUSE
HEATING
SYSTEMS**



**STRATEGIC LOCATION.
REGIONAL ACCESS.**

Located with easy access to major roads and highways, 114 Old Runway Road is positioned to serve North Mississippi and surrounding markets.



**SCALABLE SPACE.
BUILT FOR BUSINESS.**

A rare opportunity to secure versatile industrial space with the infrastructure, loading capacity, and flexibility to support your growth.

LOCATION BENEFITS

STRATEGICALLY POSITIONED FOR BUSINESS



PRIME TUPELO LOCATION

Located in a well-established industrial corridor with a strong business presence.



CONVENIENT ACCESS

Quick connectivity to I22 and US Hwy 45 for efficient transportation and logistics.



NEAR TUPELO REGIONAL AIRPORT

Minutes from Tupelo Regional Airport – ideal for air freight, cargo, and business travel.



SURROUNDED BY INDUSTRY

Join a strong mix of manufacturing, distribution, and service-oriented companies.



CLOSE TO AMENITIES

Restaurants, retail, and services nearby for workforce convenience.



GROWING MARKET

Tupelo continues to experience economic growth and investment, making it a smart choice for businesses.

CONNECTED. CONVENIENT. POSITIONED FOR SUCCESS.
A LOCATION THAT WORKS AS HARD AS YOU DO.



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CONTACT US

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