

FOR SALE

**19120 HWY 51
HAZLEHURST, MS 39083**



PHILLIP CARPENTER, SIOR, CCIM
601-957-1001
phillip@carpenterproperties.com

ROB CARPENTER, SIOR
601-957-1001
rob@carpenterproperties.com



PROPERTY SUMMARY

Address:	19120 Hwy 51 Hazlehurst, MS 39083
Sale Price:	\$2,250,000
Size:	+/- 132,858 SF
Site Size:	Approx. 37.28 Acres
Clear Height:	16' - 25'
Loading:	8 dock doors 3 drive-in doors
Year Built:	1976

Offered for sale is a +/- 132,858 SF industrial property located on approx. 37.28 Acres in the Copiah County Industrial Park. The offering presents a great opportunity for a user or an investor to purchase a reinforced concrete and steel frame heavy industrial facility with excellent access to Interstate 55 and the potential for rail access.

Transportation: Adjacent to Interstate 55 and U.S. Highway 51 (only 30 miles from Interstate 20 in Jackson, MS); Canadian National/Illinois Central (on site); six miles from county airport, 35 miles from Jackson International Airport and 140 miles from New Orleans International Airport; 50 miles from Port of Natchez on Mississippi River and 140 miles from Gulfport, Mississippi's deep water port on Gulf of Mexico.



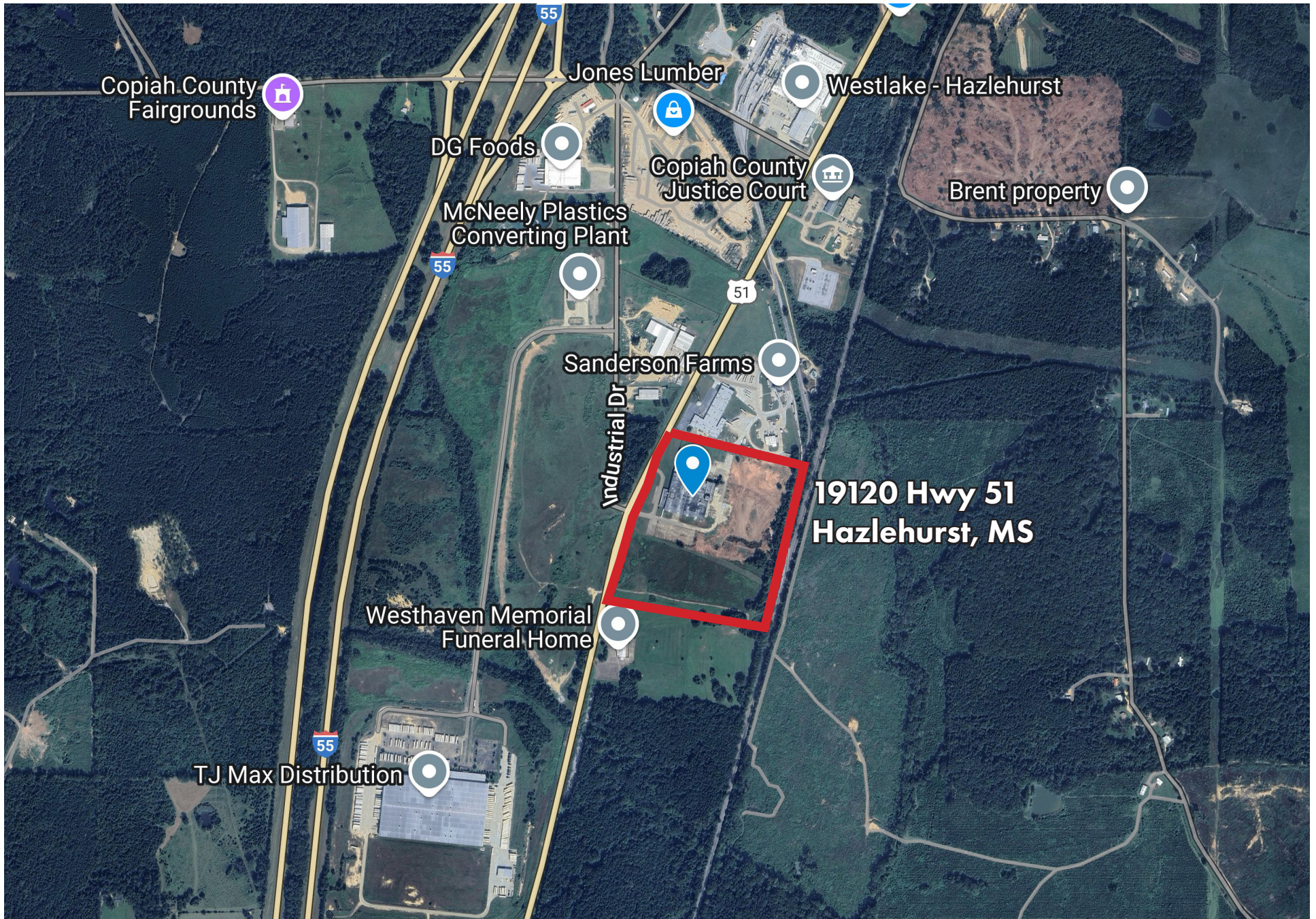
PROPERTY PHOTOS



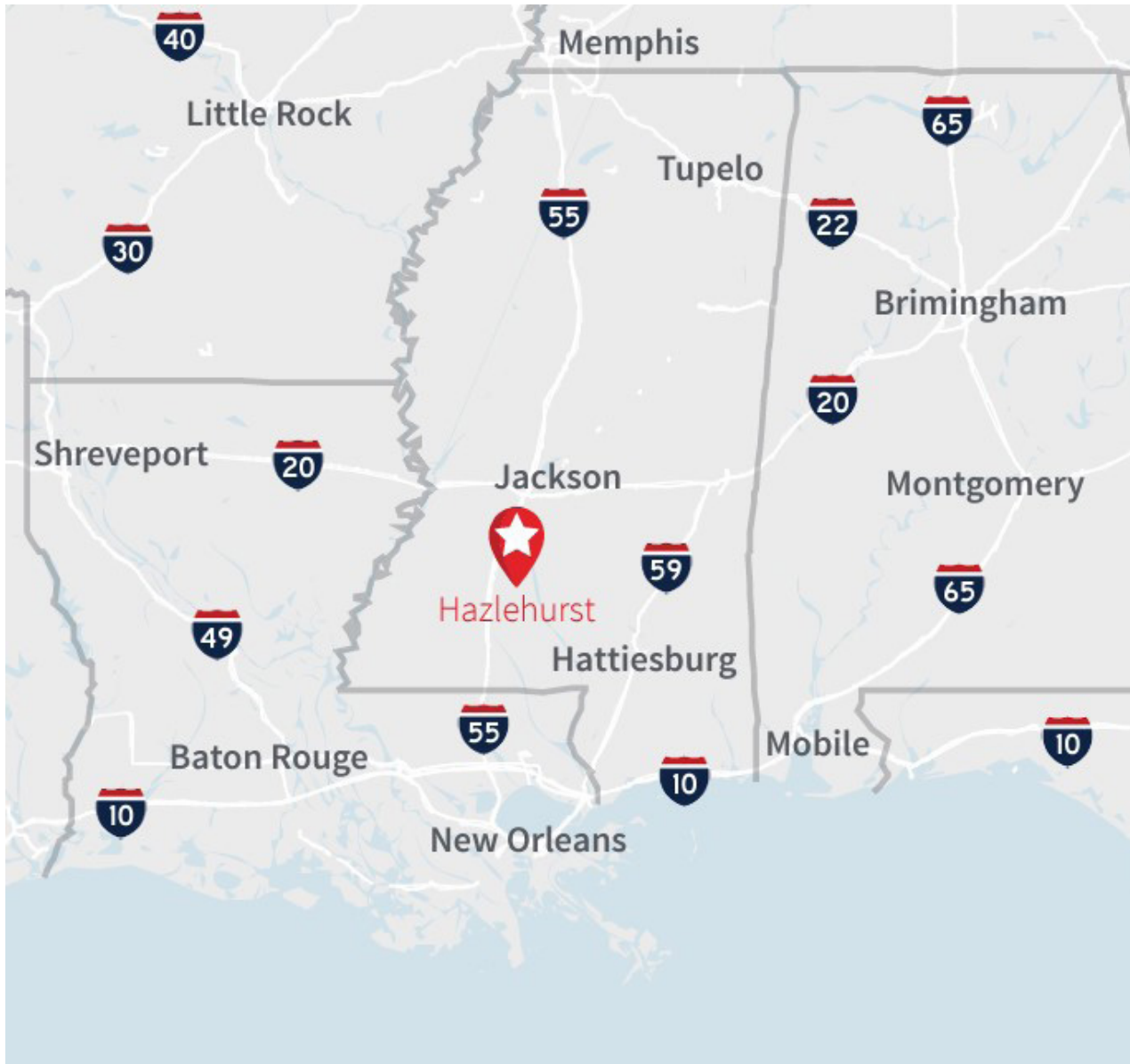
PARCEL OUTLINE



LOCATION MAP: COPIAH COUNTY INDUSTRIAL PARK



LOCATION MAP



DRIVE TIMES

Interstate 55: 1 mile

**Interstate 20
(Jackson, MS): 27 miles**

New Orleans, LA: 2 hr 24 min

Port of Gulfport, MS: 3 hr

Mobile, AL: 3 hr 25 min

Memphis, TN: 3 hr 25 min

Birmingham, AL: 3 hr 50 min

Little Rock, AR: 4 hr 40 min

Atlanta, GA: 6 hr

Dallas, TX: 6 hr 15 min

Houston, TX: 6 hr 25 min

Nashville, TN: 6 hr 30 min

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