

For More Information:

CLAY SHORT

662.231.4262

cshort@trirealestate.net

Industrial Property For Sale

1031 South Green Street, Tupelo, MS 38804

120,000 SF WAREHOUSE



324 Troy Street
Tupelo, MS 38804
662.842.8283

www.trirealestate.net



OFFERING SUMMARY

Sale Price:	Subject To Offer
Price / SF:	-
Lot Size:	5 Acres
Building Size:	120,000 SF
Zoning:	Mixed Use Employment

PROPERTY OVERVIEW

This fully sprinklered 120,000 SF block and masonry facility is well-suited for light manufacturing and warehouse operations. The building features 103,000 SF of recently installed TPO roofing and is configured into five interconnected sections providing operational flexibility and includes a maintenance area and a large former employee break room.

The recently renovated 2,500 SF office area includes a reception area, large manager's office, three additional private offices, conference room, spacious workroom, break area, and four restrooms.

Loading capabilities include an open truck dock accommodating up to four trailers and six (6) 14' x 12' grade-level drive-in doors. Warehouse clear heights range from 12' to 13'6" to deck and 11' to 12' under beam, with a combination of LED and fluorescent lighting throughout.

LOCATION OVERVIEW

The property is situated in between South Gloster Street and Green Street, a well-traveled retail and industrial corridor. Green Street is a well-established industrial area strategically positioned to provide convenient access to State Highway 45, State Highway 6/278, and Interstate 22.

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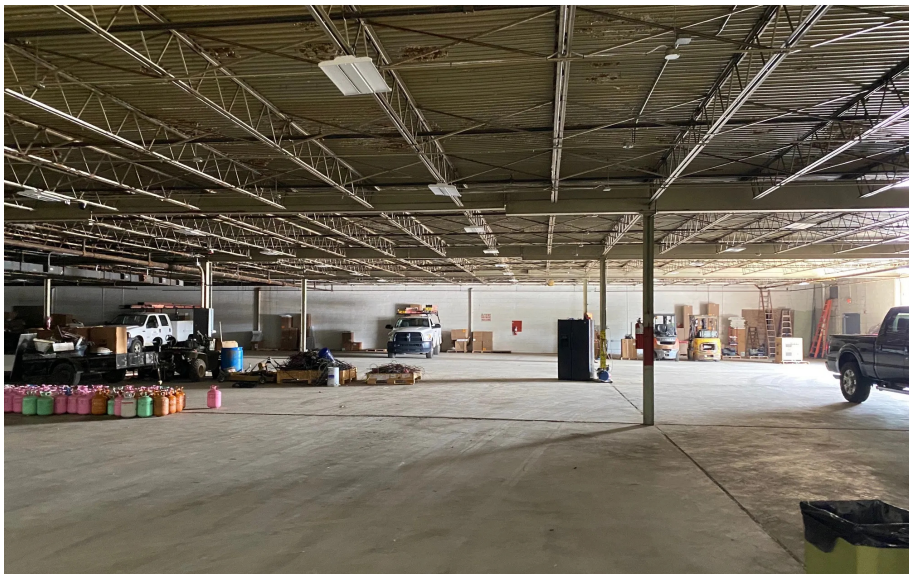
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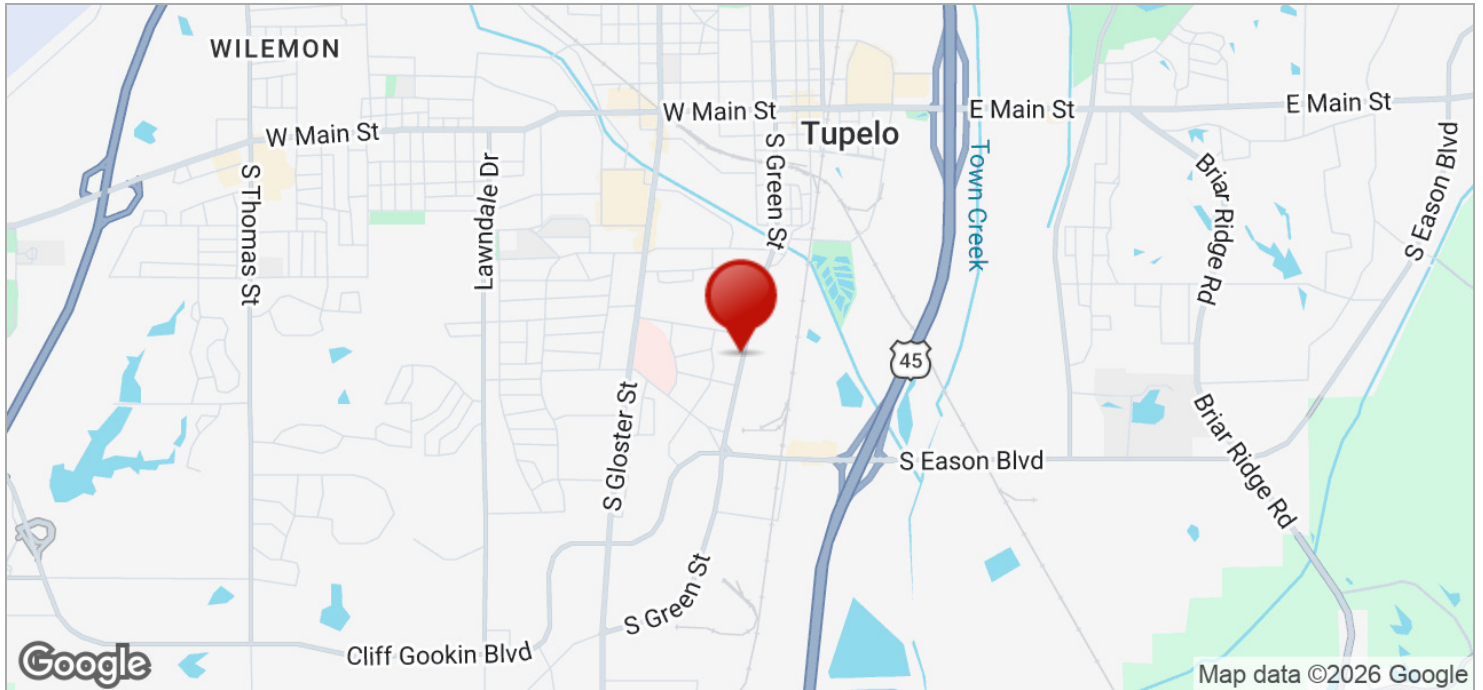


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