

For Sale

5020 Hwy 80



PROPERTY DESCRIPTION

NAI UCR Properties is pleased to offer the industrial flex warehouse space at 5020 Highway 80, Pearl, MS, for sale. This 15,000 SF industrial property offers an ideal mix of warehouse and flexible workspace, making it perfectly suited for a wide range of industrial, storage, or operational uses. The property could be used as owner operator OR an investment; divided into suites and leased out.

Located on Highway 80 in Pearl, MS, the offers prime visibility and convenient access to major transportation routes, including I-20 and I-55 and is 6 miles from the Jackson-Medgar Wiley Evers International Airport . The space is designed for versatility, accommodating various industries such as manufacturing or mixed-use businesses. With 9 grade-level doors and 5 drive-in doors for efficient loading and unloading and generous parking for staff and customers, this property provides the functionality and accessibility your business needs.

Situated in a thriving industrial corridor with excellent connectivity, this location is a strategic choice for businesses looking to grow and optimize operations. Contact us today to schedule a tour and explore the possibilities for your business at 5020 Highway 80.

PROPERTY HIGHLIGHTS

- Industrial Flex-Space
- 15,000 SF
- 9 Grade-Level Doors
- 5 Drive-In Bays
- Prime visibility and accessibility on Highway 80
- Easy access to I-20 and I-55.
- Situated in a thriving industrial corridor

OFFERING SUMMARY

Sale Price:	\$1,157,500
Lot Size:	0.71 Acres
Building Size:	15,000 SF

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Sale Price

\$1,157,500

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex Space
Zoning	C-2
Lot Size	0.71 Acres

LOCATION INFORMATION

Building Name	5020 Hwy 80
Street Address	5020 U.S. 80
City, State, Zip	Pearl, MS 39208
County	Rankin

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	20

BUILDING INFORMATION

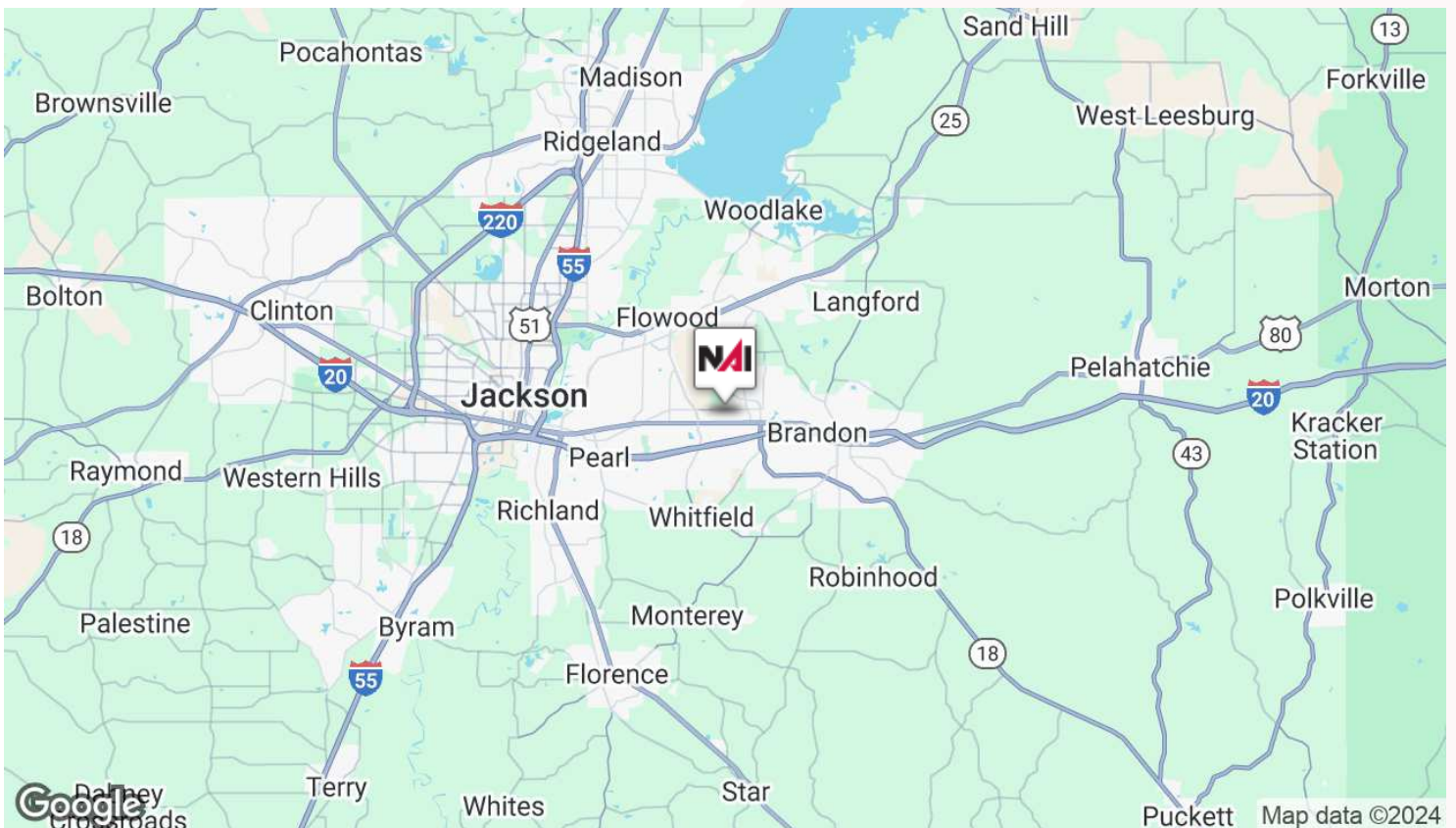
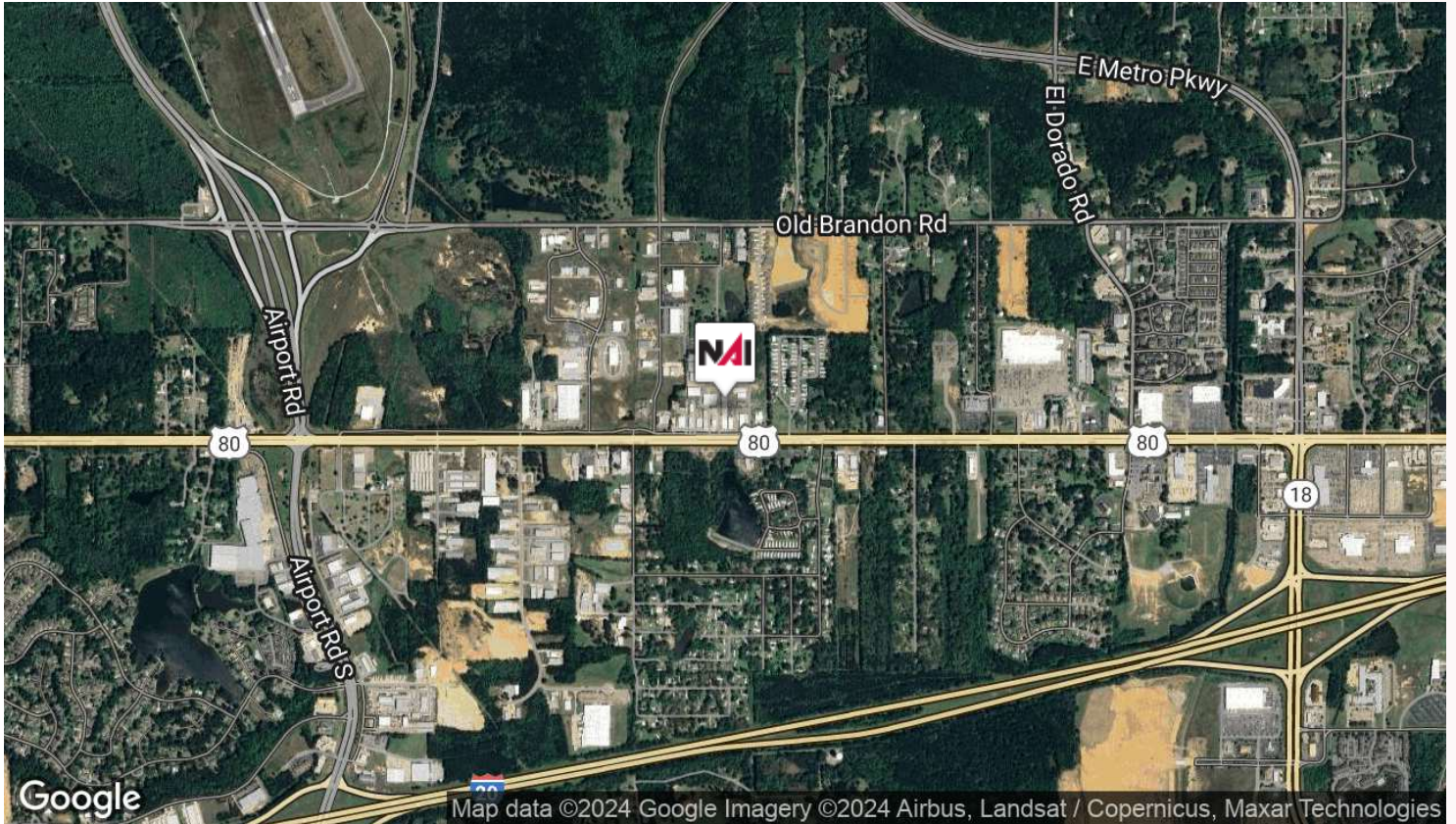
Building Size	15,000 SF
Number of Cranes	0
Ceiling Height	14 ft
Minimum Ceiling Height	12 ft
Office Space	3,000 SF
Number of Floors	1
Year Built	1970
Year Last Renovated	2013
Construction Status	Existing
Warehouse %	80.0%
Framing	Metal Beams, Metal Studs
Condition	Good
Roof	Front 6,000 sqft New Insulated Durolast Rubber Roof in 2013
Free Standing	Yes
Number of Buildings	1
Walls	Metal, Sheetrock in Office/Retail
Ceilings	Drop Ceiling in Office/Retail, Open Warehouse in other
Floor Coverings	VCT, Concrete
Foundation	Concrete Slab
Exterior Walls	Metal, Brick
Office Buildout	3,000 Built Out/2 Suites (1500 sqft each)

UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes
Freight Elevator	No
Number of Elevators	0
Number of Escalators	0
Central HVAC	Yes
HVAC	3 Units
Restrooms	2

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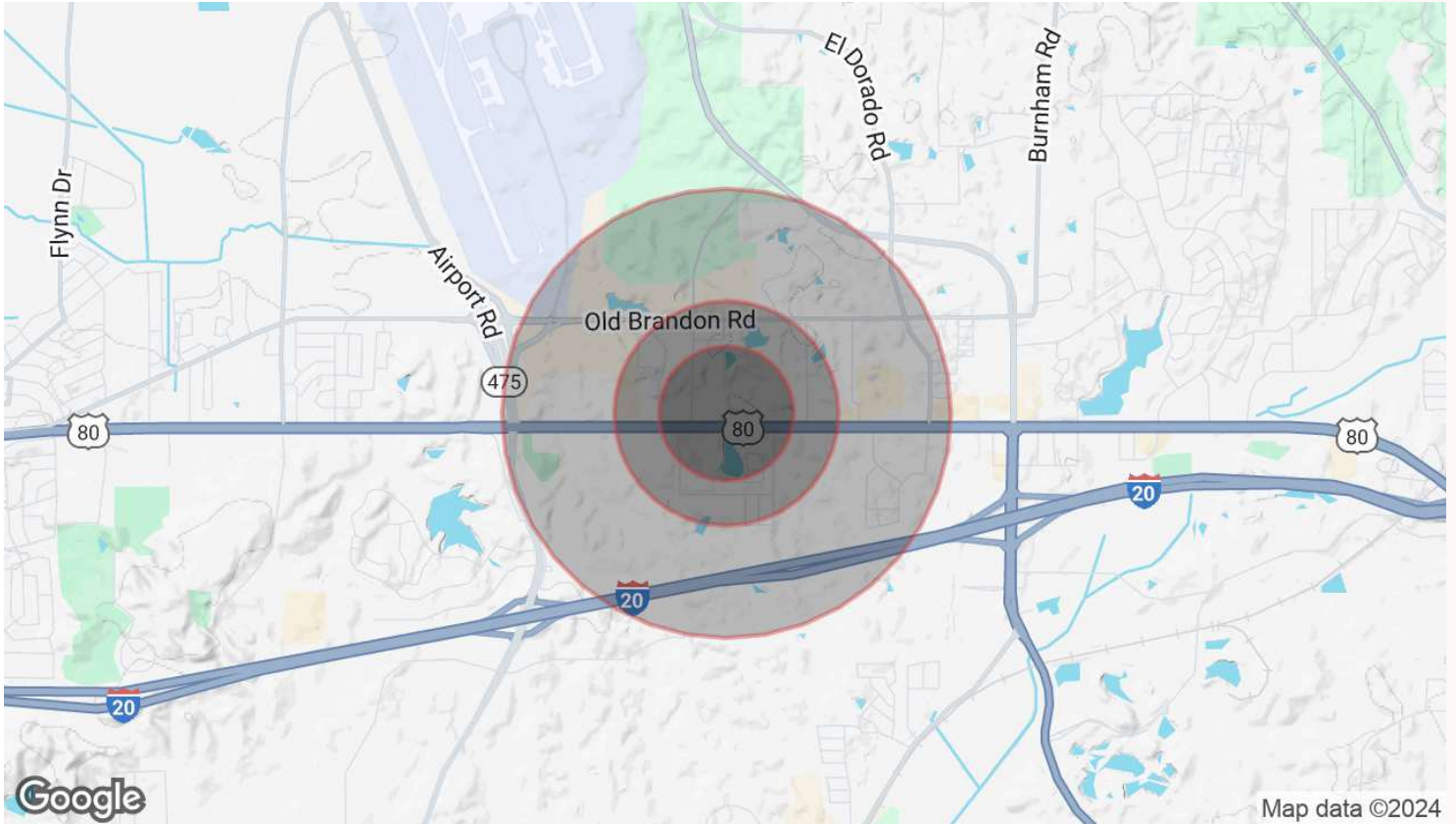
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POPULATION

Total Population

Average Age

Average Age (Male)

Average Age (Female)

HOUSEHOLDS & INCOME

Total Households

of Persons per HH

Average HH Income

Average House Value

Demographics data derived from AlphaMap

0.3 MILES

234

44

42

45

0.3 MILES

108

2.2

\$82,112

\$277,458

0.5 MILES

709

45

43

46

0.5 MILES

320

2.2

\$85,801

\$276,018

1 MILE

2,471

43

41

44

1 MILE

1,141

2.2

\$78,319

\$268,502