

AVAILABLE FOR LEASE  
INDUSTRIAL OR RETAIL



MTankCo SUPPLY, LC

7074

7074 302 INDUSTRIAL DRIVE, SOUTHAVEN, MS 38671

## SUMMARY

**Lease Rate:** \$5,000 Per Month + NNN

**Lease Term:** 5 Years

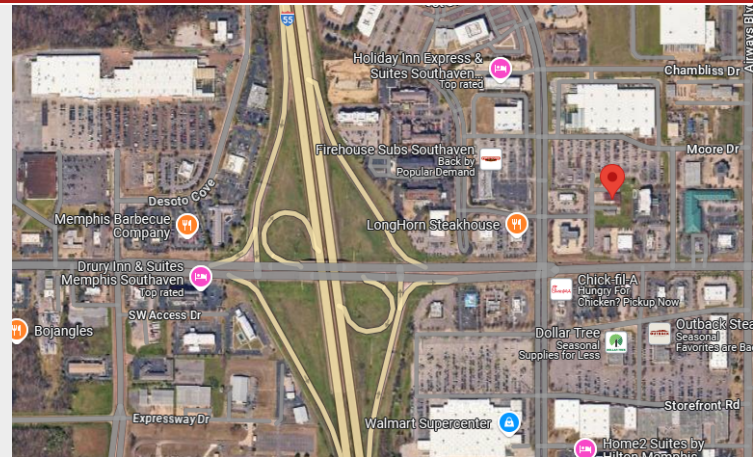
**Building SF:** 5,000 SF +/-

**Property Type:** Commercial

**Lot Size:** 0.44 Acres

**Year Built:** 1987

**Zoning:** PBP - C-4



**RHODES THOMPSON**  
Commercial Agent  
(662) 892-4000  
rhodesthompson@outlook.com  
Mississippi

(901) 286-6200 - Main Office  
(901) 833-8000 - Cell Phone

## Property Description

Presenting an ideal warehouse/office space that represents an exceptional opportunity for industrial, retail, or street retail establishments. This property, situated at the Mississippi/Tennessee state line, provides unmatched high visibility and accessibility for a diverse range of uses.

## Location Overview

Located in Southaven MS, this area offers convenient access to major transportation routes and a flourishing business community. With a variety of dining options and accessible amenities, the region presents an attractive environment for office and office building investors. Discover limitless opportunities for growth and success in this location!

## Highlights

- A 5,000 square foot building provides ample space for retail operations.
- 1,000 square feet of HVAC showroom and office space, along with 4,000 square feet of warehouse space.
- A versatile layout is conducive to a variety of light industrial or retail components.
- The PBP - C-4 zone is designated for a variety of uses.





# PROPERTY PHOTOS

7074 302 INDUSTRIAL DR



**KELLER WILLIAMS REALTY | KW**  
5847 Getwell Road Suite B1  
Southaven, MS 38671

**RHODES THOMPSON**  
Commercial Agent  
O: (662) 892-4000  
C: (901) 833-8000  
rhodesthompson@outlook.com  
Mississippi

(901) 286-6200 - Main Office  
(901) 833-8000 - Cell Phone



# BUSINESS MAP

7074 302 INDUSTRIAL DR

