



FOR LEASE

PINPOINT

HIGHLY FUNCTIONAL - CLINTON WAREHOUSE

1014 INDUSTRIAL PARK DRIVE, BLDG B, CLINTON, MS 39056

For More Information

BB MITCHELL, CCIM **SAM COX, SIOR**

601.586.3220

bb@pinpointcres.com

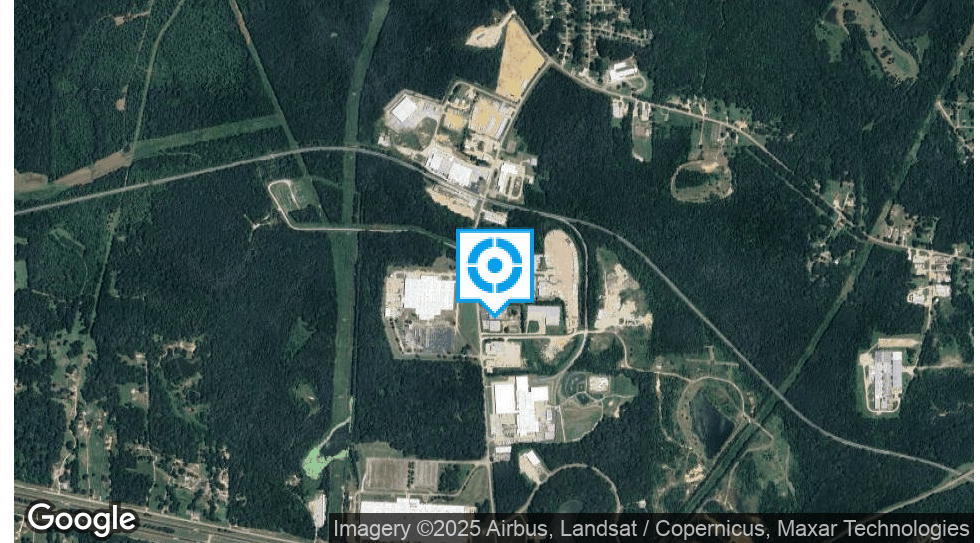
601.586.3220

sam@pinpointcres.com

212 DRAPERSON COURT | RIDGELAND, MS 39211 | 601.586.3220 | PINPOINTCRES.COM

HIGHLY FUNCTIONAL - CLINTON WAREHOUSE

1014 INDUSTRIAL PARK DRIVE, BLDG B, CLINTON, MS 39056



OFFERING SUMMARY

Lease Rate:	Available upon Request
Available SF:	80,000 SF
Lot Size:	5.05 Acres
Year Built:	1995
Zoning:	I-1

PROPERTY OVERVIEW

Pinpoint Commercial Real Estate is thrilled to present 1014 Industrial Park Drive available For-Lease. This 80,000 square foot asset is ideally positioned in the Clinton Industrial Park offering almost immediate access to Interstate 20. The building is equipped with two (2) dock high doors and two (2) grade level doors and boasts clear heights up to 22'. The building has the ability to be fully conditioned. For more information, please contact Pinpoint Commercial Real Estate at 601.586.3220.

PROPERTY HIGHLIGHTS

- Available Square Footage: 80,000
- Acreage: 5 Acres
- IOS Possibilities
- Dock High and Grade Level Door Positions
- Close Proximity to Interstate 20

BB MITCHELL, CCIM **SAM COX, SIOR**

601.586.3220
bb@pinpointcres.com

601.586.3220
sam@pinpointcres.com

FOR LEASE

PINPOINT

HIGHLY FUNCTIONAL - CLINTON WAREHOUSE

1014 INDUSTRIAL PARK DRIVE BLDG B, CLINTON, MS 39056



BB MITCHELL, CCIM **SAM COX, SIOR**

601.586.3220

bb@pinpointcres.com

601.586.3220

sam@pinpointcres.com

212 DRAPERSON COURT | RIDGELAND, MS 39211 | 601.586.3220 | PINPOINTCRES.COM

FOR LEASE

PINPOINT

HIGHLY FUNCTIONAL - CLINTON WAREHOUSE

1014 INDUSTRIAL PARK DRIVE, BLDG B, CLINTON, MS 39056



BB MITCHELL, CCIM SAM COX, SIOR

601.586.3220
bb@pinpointcres.com

601.586.3220
sam@pinpointcres.com

212 DRAPERSON COURT | RIDGELAND, MS 39211 | 601.586.3220 | PINPOINTCRES.COM

FOR LEASE

PINPOINT

HIGHLY FUNCTIONAL - CLINTON WAREHOUSE

1014 INDUSTRIAL PARK DRIVE, BLDG B, CLINTON, MS 39056



BB MITCHELL, CCIM SAM COX, SIOR

601.586.3220

bb@pinpointcres.com

601.586.3220

sam@pinpointcres.com

212 DRAPERSON COURT | RIDGELAND, MS 39211 | 601.586.3220 | PINPOINTCRES.COM

FOR LEASE

PINPOINT

HIGHLY FUNCTIONAL - CLINTON WAREHOUSE

1014 INDUSTRIAL PARK DRIVE, BLDG B, CLINTON, MS 39056



BB MITCHELL, CCIM SAM COX, SIOR

601.586.3220
bb@pinpointcres.com

601.586.3220
sam@pinpointcres.com

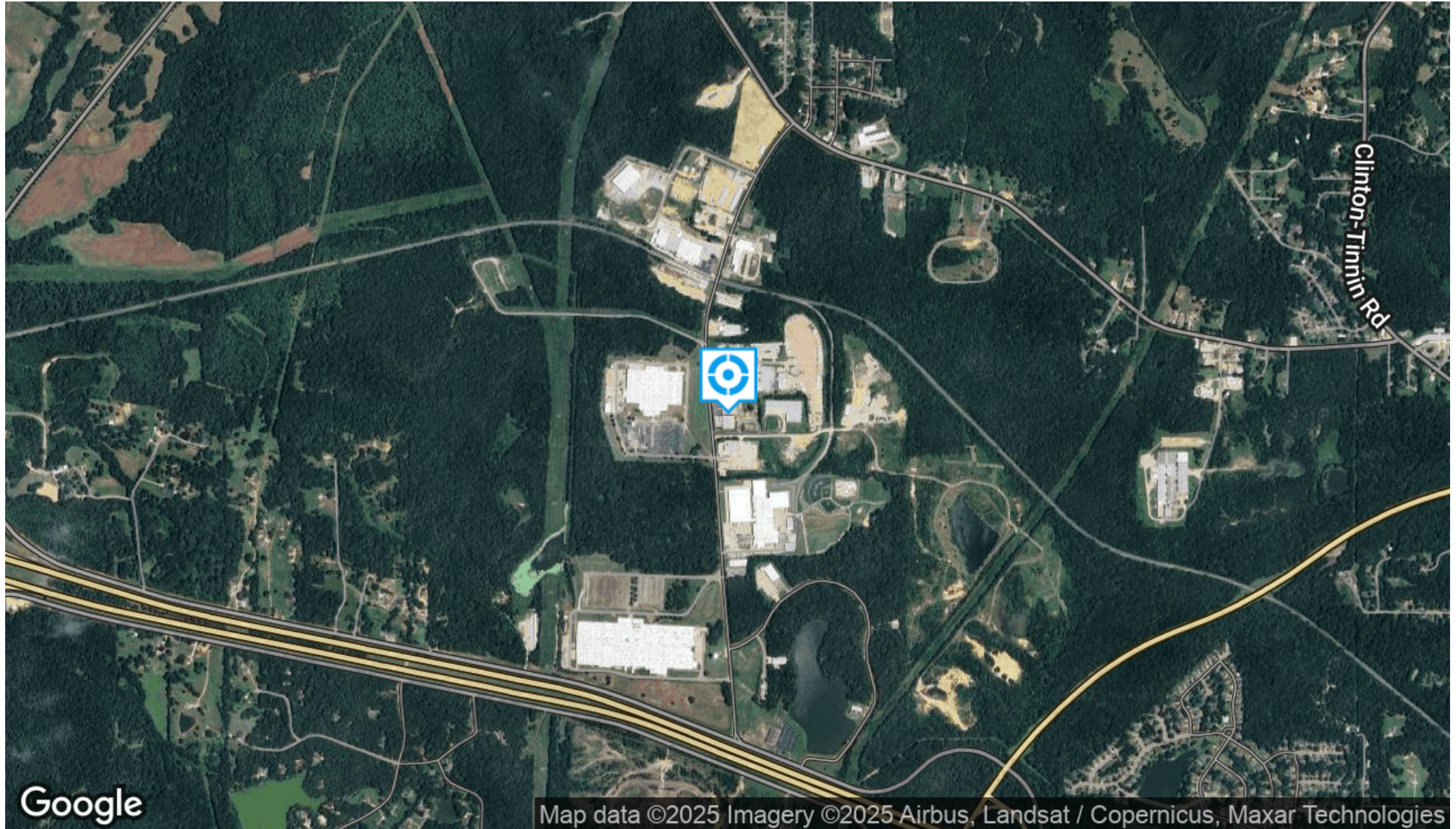
212 DRAPERSON COURT | RIDGELAND, MS 39211 | 601.586.3220 | PINPOINTCRES.COM

FOR LEASE

PINPOINT

HIGHLY FUNCTIONAL - CLINTON WAREHOUSE

1014 INDUSTRIAL PARK DRIVE, BLDG B, CLINTON, MS 39056



BB MITCHELL, CCIM SAM COX, SIOR

601.586.3220
bb@pinpointcres.com

601.586.3220
sam@pinpointcres.com

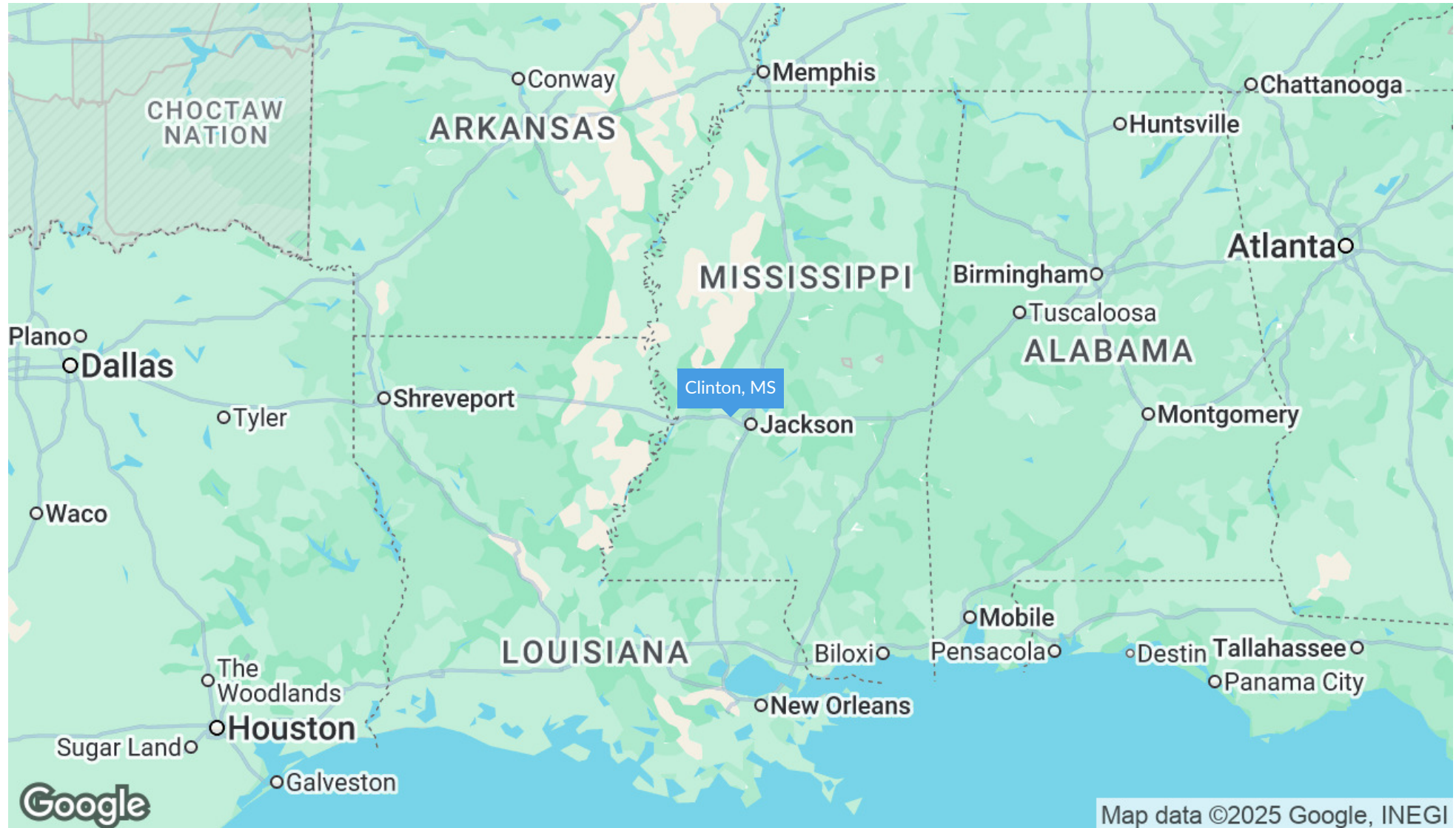
212 DRAPERSON COURT | RIDGELAND, MS 39211 | 601.586.3220 | PINPOINTCRES.COM

FOR LEASE

PINPOINT

HIGHLY FUNCTIONAL - CLINTON WAREHOUSE

1014 INDUSTRIAL PARK DRIVE, BLDG B, CLINTON, MS 39056



BB MITCHELL, CCIM SAM COX, SIOR

601.586.3220

bb@pinpointcres.com

601.586.3220

sam@pinpointcres.com

212 DRAPERSON COURT | RIDGELAND, MS 39211 | 601.586.3220 | PINPOINTCRES.COM

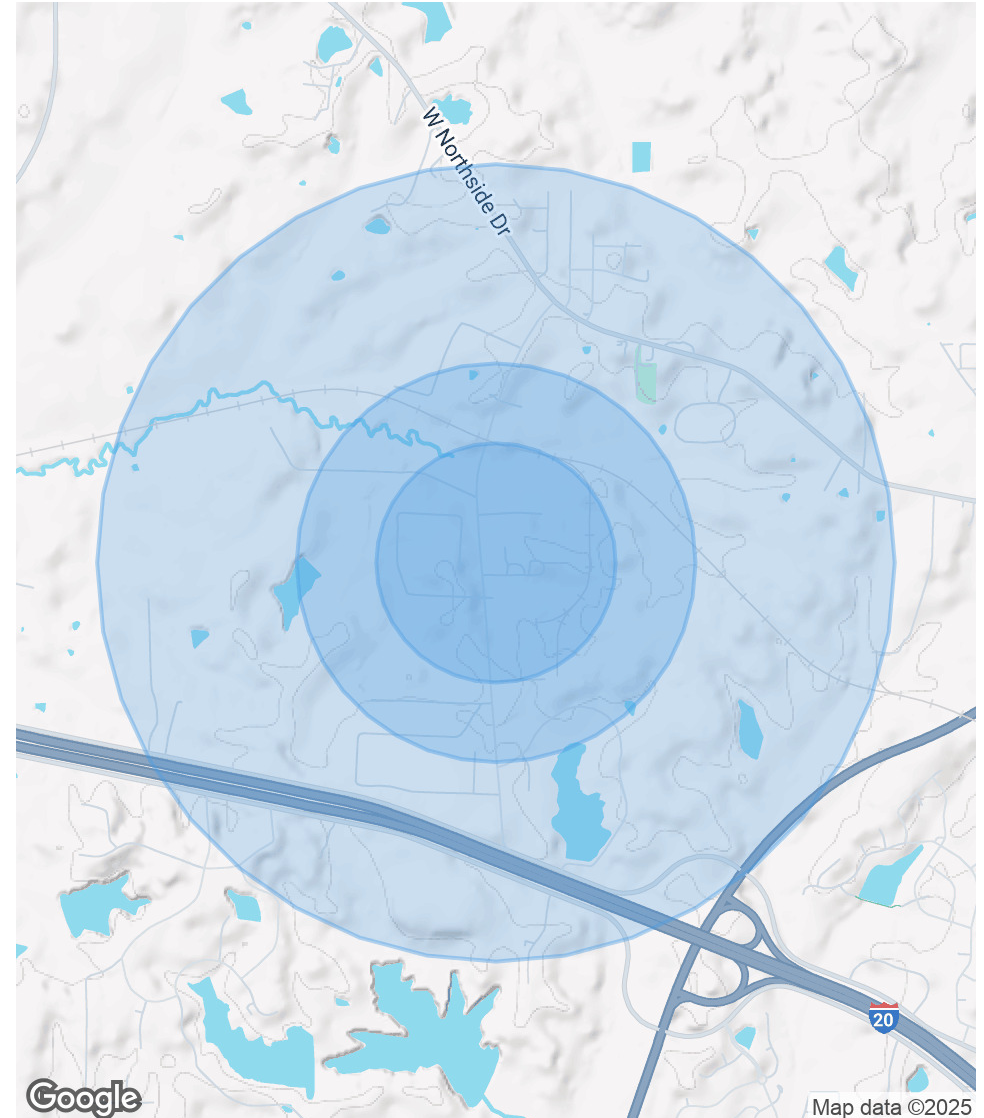
HIGHLY FUNCTIONAL - CLINTON WAREHOUSE

1014 INDUSTRIAL PARK DRIVE, BLDG B, CLINTON, MS 39056

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2	28	367
Average Age	43	42	42
Average Age (Male)	44	44	42
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1	12	151
# of Persons per HH	2	2.3	2.4
Average HH Income	\$74,185	\$73,623	\$84,257
Average House Value	\$335,402	\$318,793	\$314,903

Demographics data derived from AlphaMap



BB MITCHELL, CCIM **SAM COX, SIOR**

601.586.3220
bb@pinpointcres.com

601.586.3220
sam@pinpointcres.com

FOR LEASE

PINPOINT

HIGHLY FUNCTIONAL - CLINTON WAREHOUSE

1014 INDUSTRIAL PARK DRIVE, BLDG B, CLINTON, MS 39056



SAM COX, SIOR

President & Broker

sam@pinpointcres.com

Direct: 601.586.3220

PROFESSIONAL BACKGROUND

Sam is the founder and president of Pinpoint Commercial Real Estate. Sam has built a large portfolio of clients with a primary goal to exceed their expectation in a reputable and professional manner. Sam is one of Mississippi's top producers, having completed over 100 million in real estate transactions.

His specialties include occupancy solutions for Landlords, representing Tenants in complex lease transactions, advising clients on site selection, acquisition/disposition of income producing property, assisting special servicers/lenders with non-performing assets, build-to-suit's, & third-party asset management.

Sam's attention to detail and ability to solve problems help clients make better decisions related to their real estate needs. Sam has been fortunate to have gain the trust of local, regional and national developers that see the value Sam brings to the process. Sam is a member of St. Joesph's Catholic Church in Gluckstadt, MS.

EDUCATION

B.S. degree in Geological Engineering from the University of Mississippi

M.B.A. degree from Millsaps College

MEMBERSHIPS

Societv of Industrial and Office REALTORS (SIOR)

Pinpoint Commercial Real Estate, LLC
212 Draperton Court Suite A
Ridgeland, MS 39211
601.586.3220

BB MITCHELL, CCIM **SAM COX, SIOR**

601.586.3220

bb@pinpointcres.com

601.586.3220

sam@pinpointcres.com

212 DRAPERTEON COURT | RIDGELAND, MS 39211 | 601.586.3220 | PINPOINTCRES.COM

FOR LEASE

PINPOINT

HIGHLY FUNCTIONAL - CLINTON WAREHOUSE

1014 INDUSTRIAL PARK DRIVE, BLDG B, CLINTON, MS 39056



BB MITCHELL, CCIM

Vice President & Broker

bb@pinpointcres.com

Direct: 601.586.3220 | Cell: 601.934.5008

PROFESSIONAL BACKGROUND

BB Mitchell is Vice President at Pinpoint Commercial Real Estate. With 200+ completed transactions totaling over \$250 million, BB is a trusted expert in industrial, office, medical, and retail real estate. He specializes in landlord representation and tenant representation, investment sales, user acquisitions/dispositions, and occupier solutions.

BB recently obtained his CCIM (Certified Commercial Investment Member) designation.

Before joining Pinpoint, BB managed a portfolio of 8+ million square feet as a leasing agent for Olymbec USA LLC in Memphis. He also worked as an accountant for the Mississippi State Treasurer's Office. BB holds a bachelor's degree in Accountancy and a minor in Real Estate from the University of Mississippi. BB and his family attend Christ United Methodist Church in Jackson, MS.

[Click here to email BB.](#)

Pinpoint Commercial Real Estate, LLC
212 Draperon Court Suite A
Ridgeland, MS 39211
601.586.3220

BB MITCHELL, CCIM **SAM COX, SIOR**

601.586.3220

bb@pinpointcres.com

601.586.3220

sam@pinpointcres.com

212 DRAPERON COURT | RIDGELAND, MS 39211 | 601.586.3220 | PINPOINTCRES.COM