

SPACE FOR LEASE



555 MATTHEWS DR
CANTON, MS 39046

INDUSTRIAL FACILITY
IN CANTON MS

CBRE



PROPERTY OVERVIEW

This expansive industrial property offers 238,150 square feet of versatile space on approximately 20 acres, ideal for manufacturing, warehousing, or distribution operations. This single-story facility features 28 dock-high doors, and a large concrete truck court designed for efficient logistics. Zoned I-2 Heavy Industrial, the site supports a wide range of industrial uses and is located in an Opportunity Zone, providing potential tax advantages.

Strategically located in the North Madison County submarket, 555 Matthews Drive offers exceptional connectivity with direct access to Interstate 55—ideal for regional and national distribution. Featuring robust infrastructure and generous space, this property stands out as a premier choice for businesses seeking a high-capacity industrial hub in Central Mississippi. Its proximity to the new AWS data center and Nissan North America's manufacturing plant further enhances its appeal as a prime location for growth and efficiency.

**STRATEGIC
LOCATION WITH
INTERSTATE
ACCESS**

BUILDING & PROPERTY

Specifications

Address	555 Matthews Drive
City/State	Canton, MS
Submarket	North Madison County
Building Size/Sq Ft	238,150
Lot Size	19.1 Acres
Year Built	1962
Class	B
Dock Doors	28
Clear Height	Up to 28'5"
Zone	I-2 - Heavy Industrial
Lease Rate	\$4.50-\$5.50 NNN





Richton



Canton

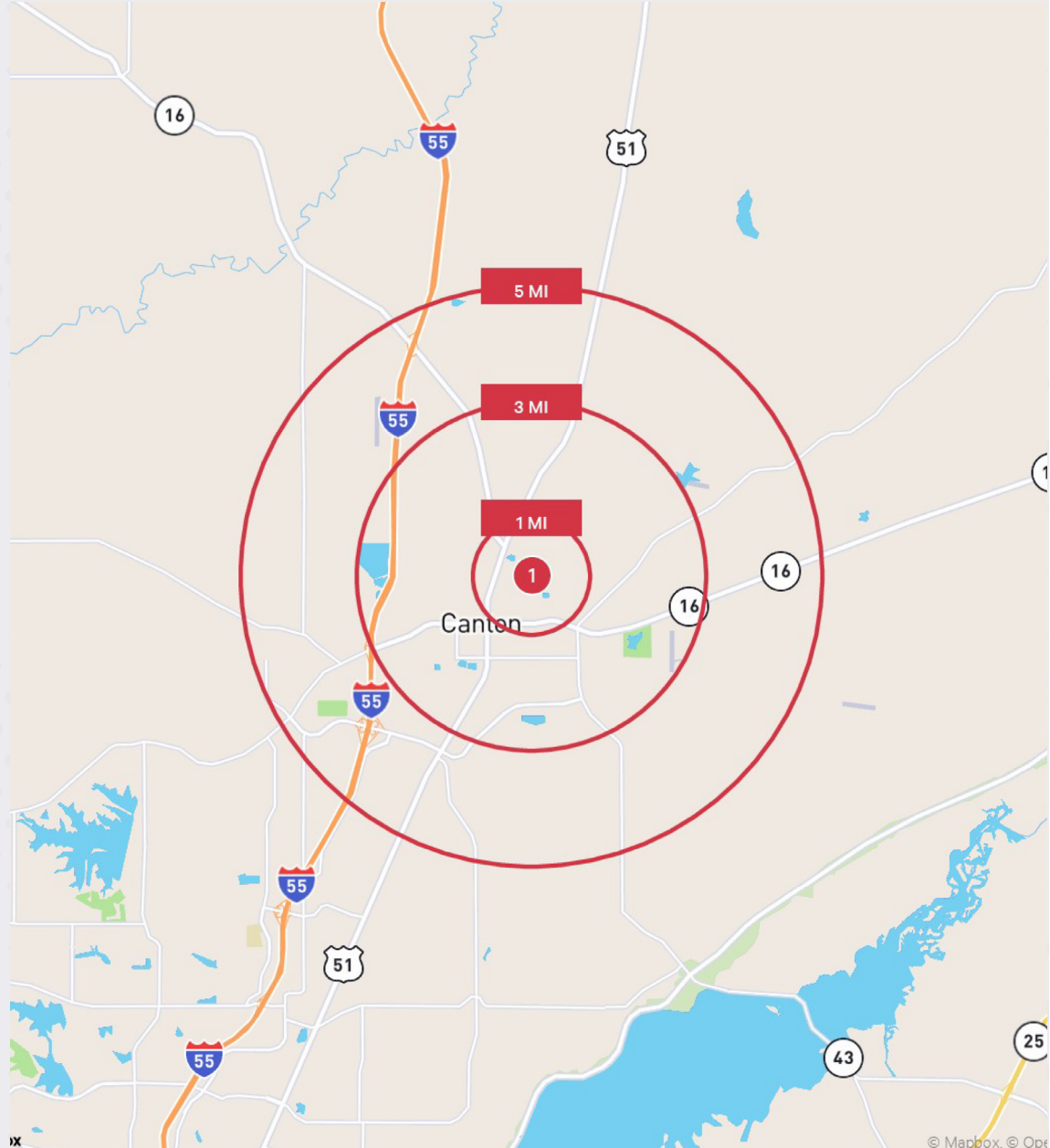
555 MATTHEWS DRIVE



AERIAL

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	2,860	13,479	16,289
Employees	1,086	4,562	8,808
Average HH Income	\$53,512	\$49,659	\$54,198
Daytime Population	2,904	12,931	23,985
Housing Value	\$199,982	\$201,713	\$220,617



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