

INDUSTRIAL FOR LEASE

MARKET 55 BUILD TO SUIT DEVELOPMENT

1206 Nail Road W Building A, Horn Lake, MS 38637



PROPERTY DESCRIPTION

Our experienced commercial real estate team is excited to introduce a new coming soon development that is offering flex warehouse space to your fit your needs! This build-to-suit opportunity offers the option between a 5,000 to 10,000 square foot warehouse that is built for your needs! With a great location and option to choose your warehouse layout, the Market 55 Development offers a lot of potential!

PROPERTY HIGHLIGHTS

- Great Access to I-55 / Goodman Rd.
- Office buildout to 825 sf proposed .
- Estimated delivery 10/1/24

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	5,000 SF
Lot Size:	26.73 Acres
Building Size:	5,000 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	36	280	2,122
Total Population	89	695	4,939
Average HH Income	\$65,268	\$64,082	\$58,022

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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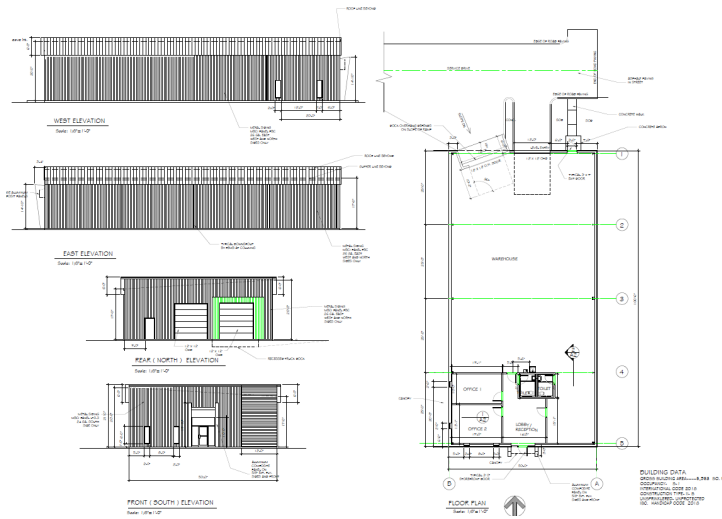
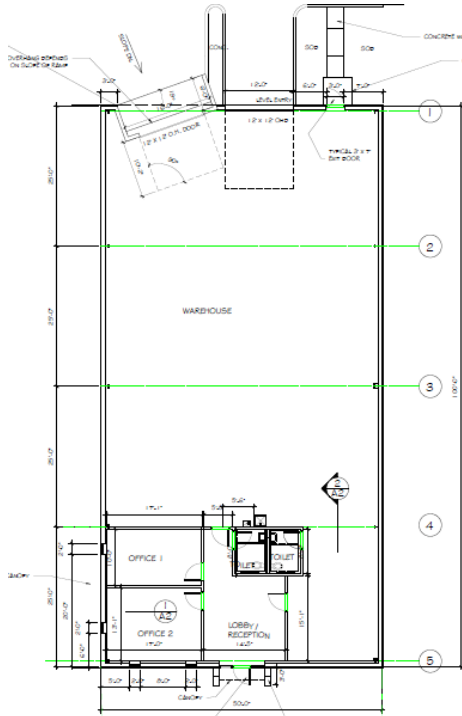
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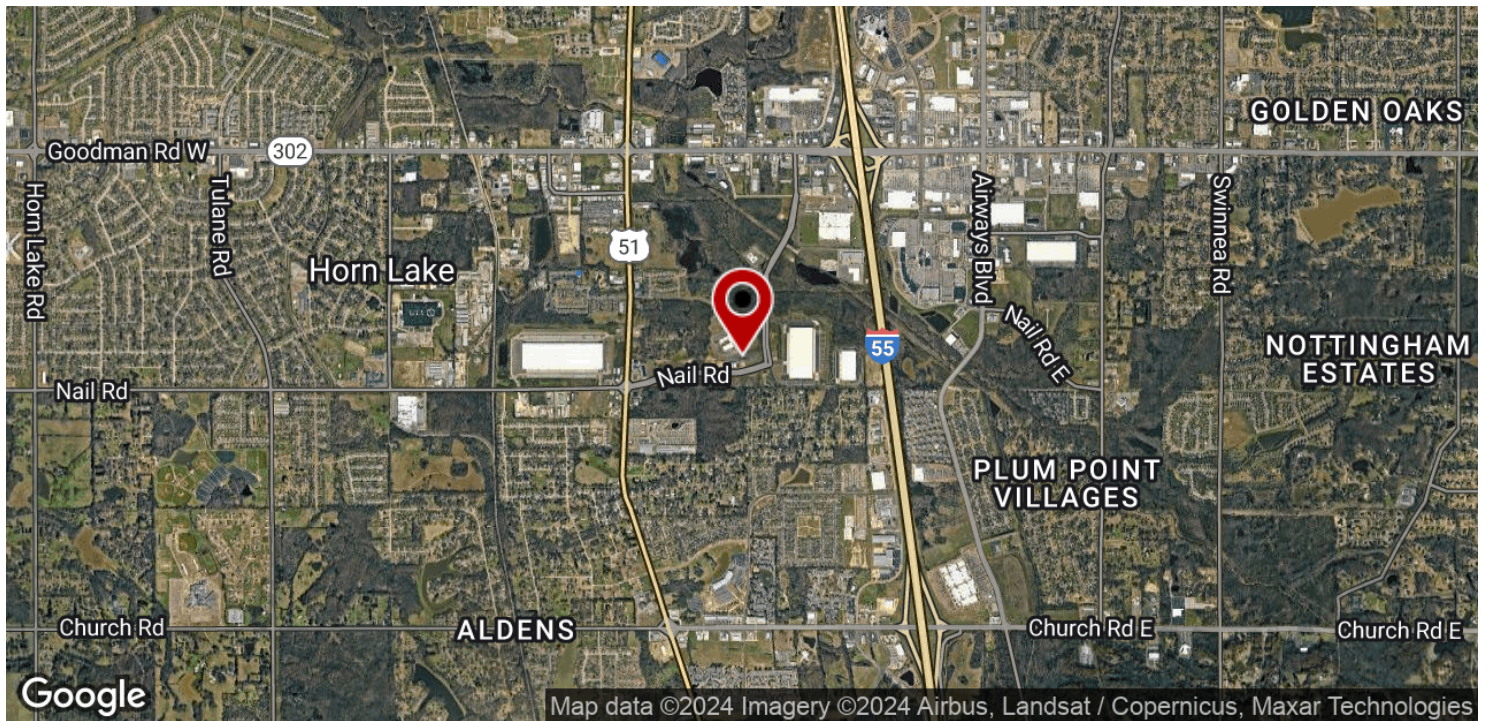
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