

AVAILABLE
FOR
SUBLEASE

4240 INDUSTRIAL DRIVE
JACKSON, MS 39209

CBRE



LOCATION OVERVIEW

Jackson, located in the center of the southeastern United States, is within 500 miles of 15 states and 76 metropolitan areas, accounting for about 39% of the nation's population and 35% of the total income. As the state capital and major intersection for Interstates 55 and 20, all incorporated communities in the Greater Jackson area are within 45 miles of the city and accessible via major highways. Other important connections include Highways 49, 51, and 80, which link to the Gulf of Mexico and neighboring states. Major cities like Atlanta, Dallas, and Nashville are about six hours away, while Memphis, Mobile, and New Orleans are approximately three hours away. Furthermore, four of the ten largest water ports by tonnage are within three hours of Hinds County.

PROPERTY HIGHLIGHTS

129,039

Total SF

9,600 SF

Office

13,831 SF

Freezer (-5°)

4,595 SF

Refrigerated Loading
Doc (45°)

15,871 SF

Cold Storage (33°)

6,970 SF

Cold Storage (48°)

78,172 SF

General Ambient Warehouse

14.95

Acres

12' - 35'

Clear Height

18 (7-Cold)

Dock High Doors



COLD STORAGE MARKET is HOT

Refrigerated storage has become an integral part of the supply chain when it comes to transporting and storing temperature sensitive products. Proximity to population centers, population growth, changing consumer preferences and consumer spending are the primary drivers for cold storage facilities. The frozen food industry benefits from being rather inelastic as the demand for food and pharmaceutical products remain relatively the same regardless of the country's economic condition. During the 2008 recession, restaurant visits dropped dramatically while demand for frozen food products increased. The steady demand through various economic cycles mitigates the potential risks to owning and opening cold storage facilities.

Most companies in need of refrigerated storage services outsource these functions to industry operators to avoid costs associated with operating these facilities. While privately operated facilities can provide companies a greater deal of control and flexibility over their product, the substantial start-up costs deter many smaller companies from entering the space.

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CONTACTS

GUY PARKER III, CCIM

First Vice President

+1 601 624 5590

guy.parker@cbre.com

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