



FOR SALE/LEASE | **626,500 SF**
431 E MONROE AVE | **OKOLONA, MS**

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PROPERTY DETAILS

431 E MONROE AVE | OKOLONA, MS

AVAILABLE SPACE	626,500 SF
WAREHOUSE SPACE	594,137 SF
OFFICE SPACE	28,363 SF
BUILDINGS	3
DOCK DOORS	95
CLEAR HEIGHT	10' - 25'
COLUMN SPACING	25' x 50' 25' x 50' 30' x 67'
ROOF	Metal
YEAR BUILT	1985
YEAR RENOVATED	2008
POWER	3-Phase
PARKING	400 Standard 125 Trailer
LAND AREA	51.6 Acres

PROPERTY HIGHLIGHTS



~12 UNITS (RTU)



CROSS DOCKED



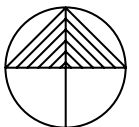
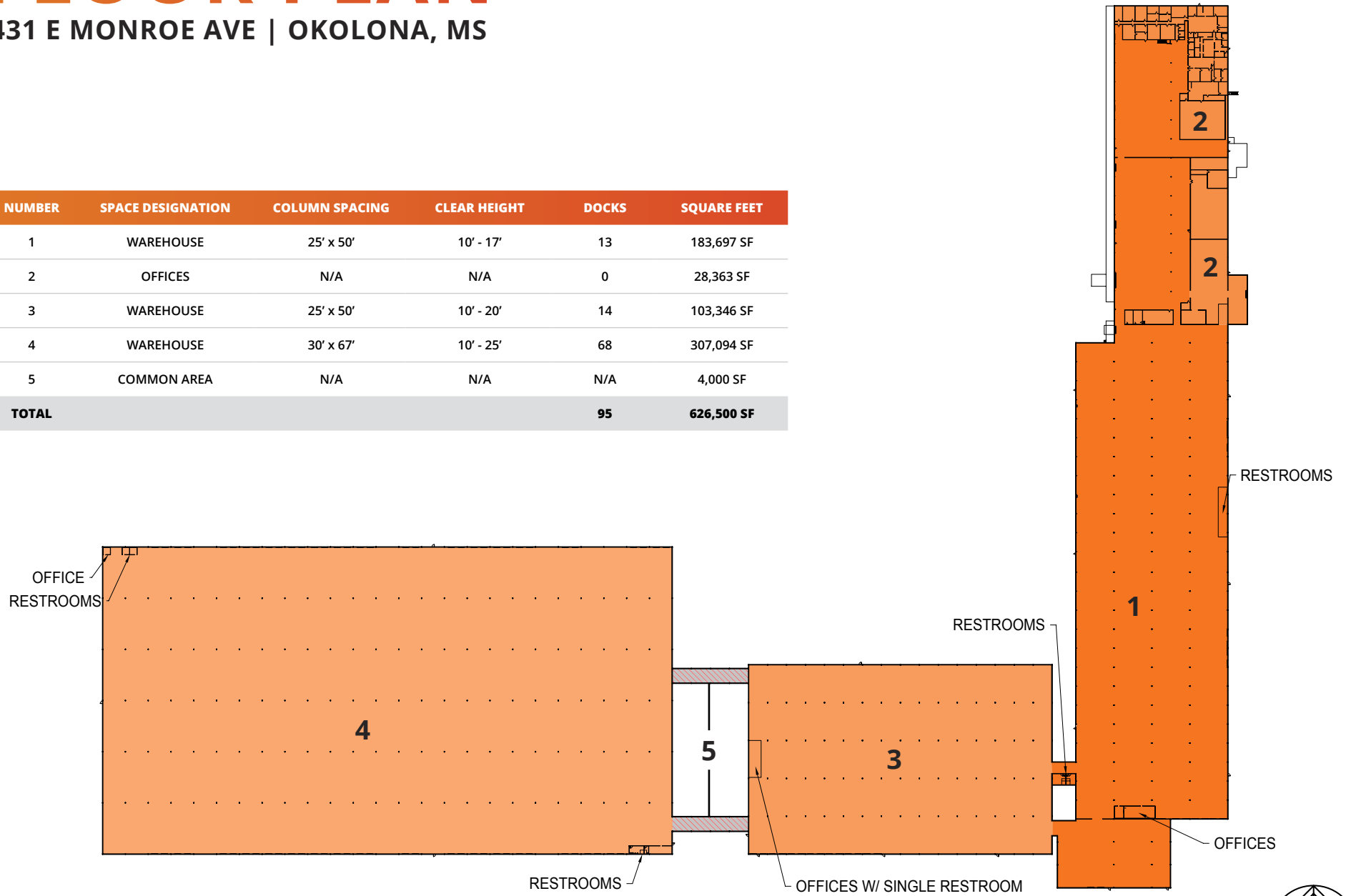
AMPLE TRAILER PARKING & LAYDOWN YARD



FLOOR PLAN

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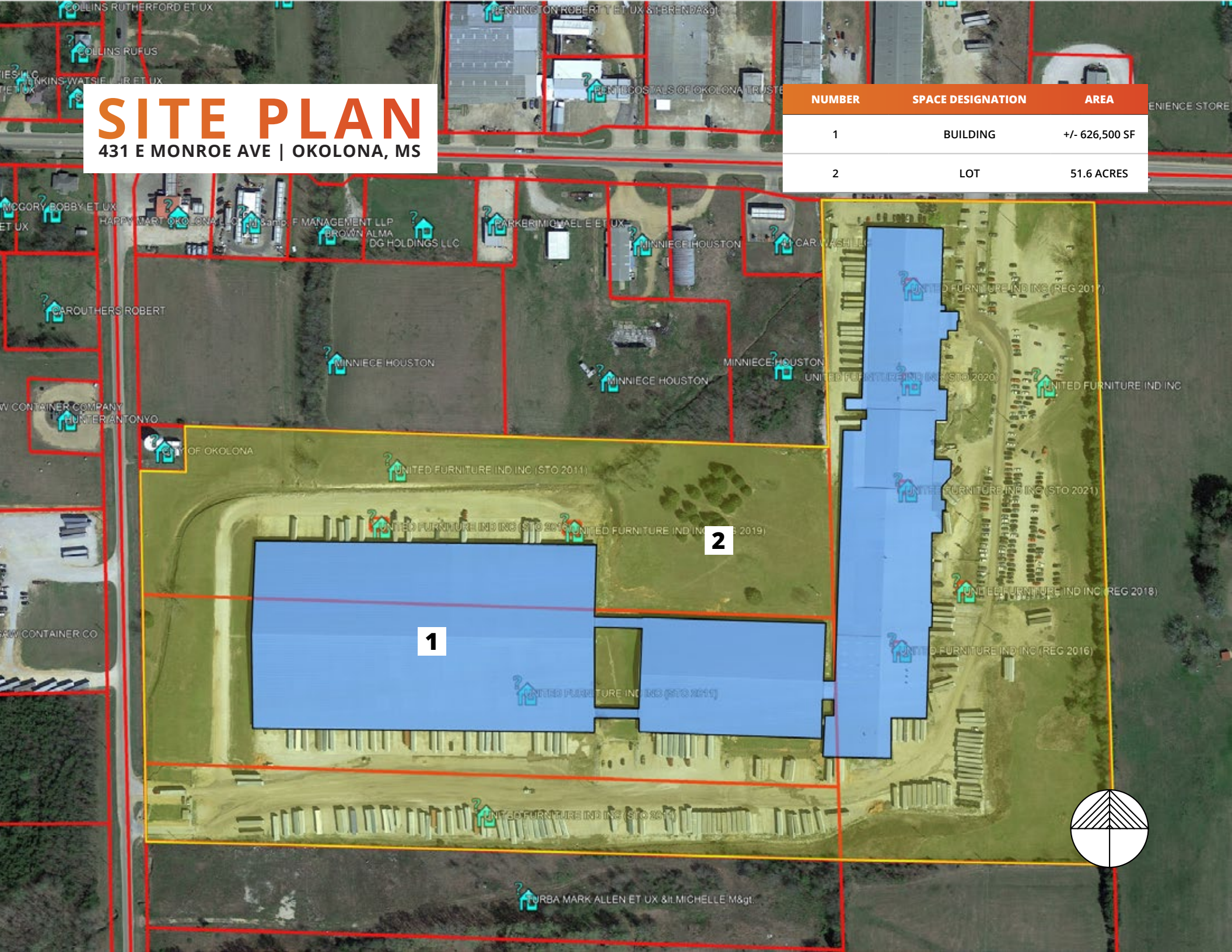
NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	DOCKS	SQUARE FEET
1	WAREHOUSE	25' x 50'	10' - 17'	13	183,697 SF
2	OFFICES	N/A	N/A	0	28,363 SF
3	WAREHOUSE	25' x 50'	10' - 20'	14	103,346 SF
4	WAREHOUSE	30' x 67'	10' - 25'	68	307,094 SF
5	COMMON AREA	N/A	N/A	N/A	4,000 SF
TOTAL				95	626,500 SF



SITE PLAN

431 E MONROE AVE | OKOLONA, MS

NUMBER	SPACE DESIGNATION	AREA
1	BUILDING	+/- 626,500 SF
2	LOT	51.6 ACRES



LOCATION MAP

431 E MONROE AVE | OKOLONA, MS

I-22	24 MILES
BIRMINGHAM, AL	133 MILES
MEMPHIS, TN	135 MILES
HUNTSVILLE, AL	162 MILES
NASHVILLE, TN	239 MILES



OKOLONA

