

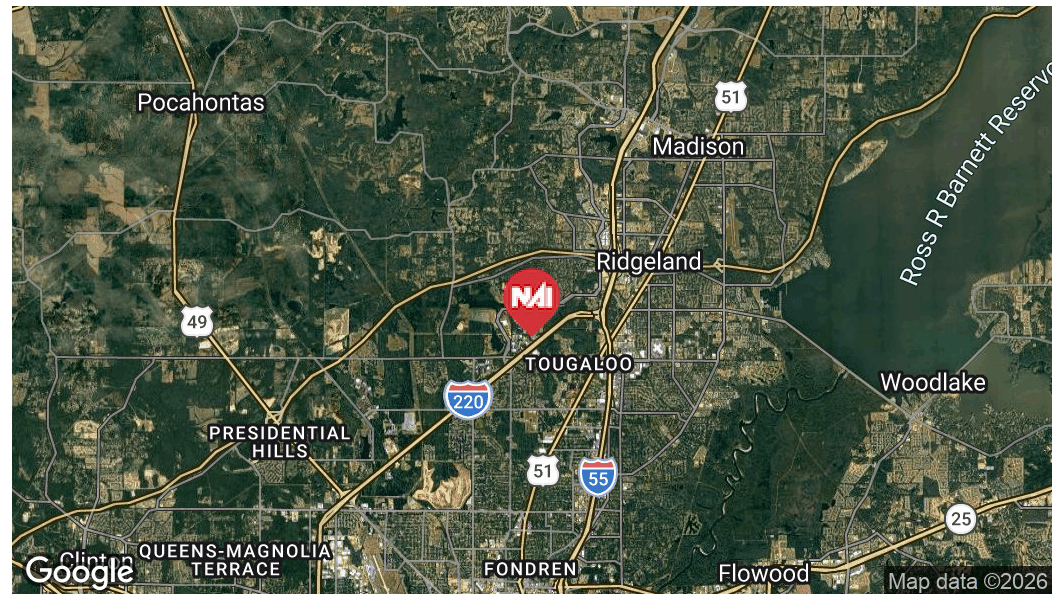


100 - 106 Business Park

Building Name	220-Highland Colony Business Park
Street Address	100-106 Business Park Drive
City, State, Zip	Ridgeland, MS 39157
County	Madison
Market	Jackson Metro Area
Sub-market	I-220/Highland Colony
Nearest Highway	I-220
Nearest Airport	Jackson International (JAN)

Building Information

Building Size	56,076 SF
Occupancy %	97.75%
Tenancy	Multiple
Number of Floors	1
Year Built	1986
Construction Status	Existing
HVAC	Central HVAC throughout
Number of Suites	20
Number of Buildings	4
Exterior Walls	Tilt-Up Concrete



Offering Summary

Sale Price:	\$6,800,000
CAP Rate:	7.5%
NOI:	\$509,700
Lot Size:	10 Acres
Price / SF:	\$121.26
Number of Buildings:	4
Building SF:	56,076
\$/SF	\$121.26
Zoning:	TIP (Technical Industrial Park District)
Market:	Jackson Metro Area
Submarket:	I-220/Highland Colony

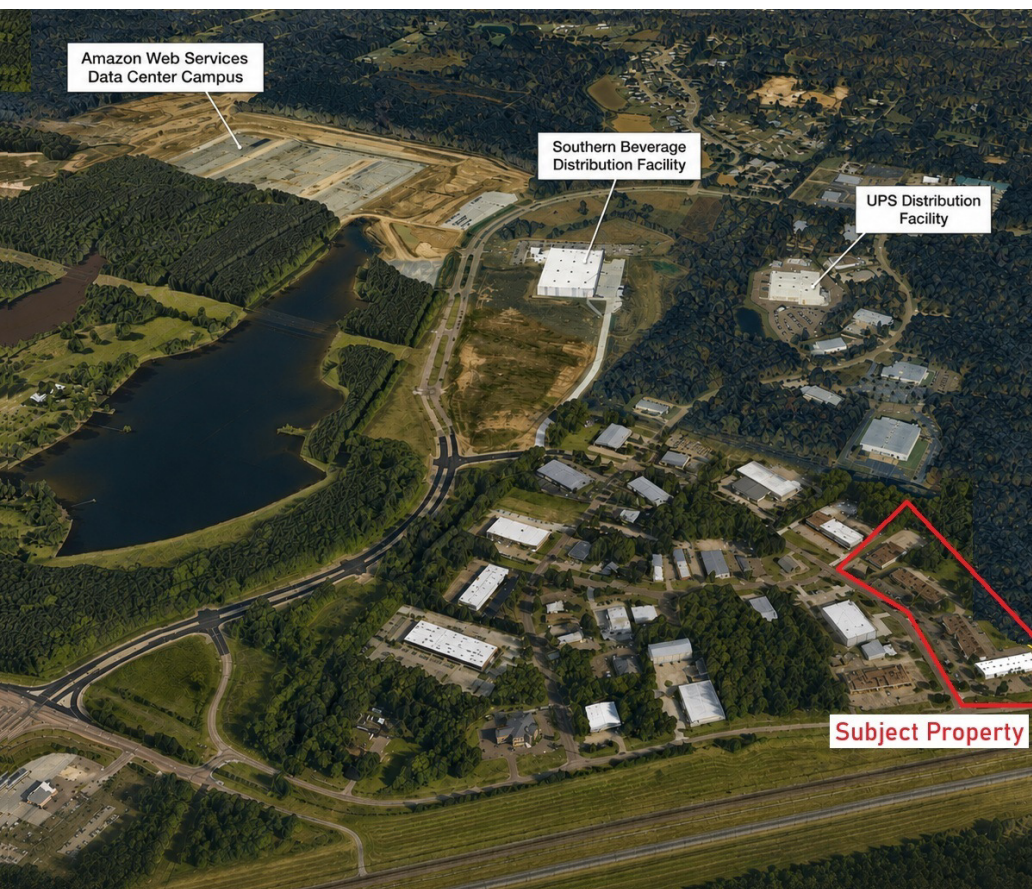
Property Overview

NAI UCR Properties has been retained by Ownership as the exclusive representative for the disposition of 220 Business Park ("Property"), 4 Industrial/Flex Buildings totaling 56,076+/- square feet located at 100-106 Business Park Drive, Ridgeland, MS 39157. The asset is a flex industrial property on the southern end of the Highland Colony Parkway in the city of Ridgeland (Jackson), Mississippi. The property sits on approximately 10 acres, includes a diverse range of tenants, most having strong annual rent increases, and over 2 acres of undeveloped land for future truck court, parking and yard storage.

Location Overview

Located directly off of Highland Colony Parkway with immediate access to I-220. The property is positioned in the Highland Colony submarket in Ridgeland, MS. The property enjoys interstate visibility, proximity to primary transportation corridors of I-55 & I-220, and some of the highest end housing and retail in Mississippi.

The property is uniquely situated less than 4 miles from first class shopping and dining amenities at Renaissance at Colony Park and The Township, 8 miles from Madison, MS, and less than 17 miles from Jackson-Evers International Airport.



Strong Economics

- Healthy Annual Rent Increases for over 90% of the Rent Roll
- 22% Average \$/SF Lease Rate increase over 4-Year Ownership Holding Period
- Occupancy Increase from 79% to 97% over 4-Year Ownership Holding Period

High Growth Area - 220 Business Park

- \$10 Billion+ Amazon Web Services Data Center under construction (bordering Business Park to West)
- 185,000 SF Southern Beverage Distribution Facility completed in 2024 (within 220 Business Park)
- \$28 Million, 96,000 SF UPS Facility completed in 2022 (within 220 Business Park)

Location Information

Building Name	Flex-Industrial Investment Property - Ridgeland (220 Business Park)
Street Address	100-106 Business Park Drive
City, State, Zip	Ridgeland, MS 39157
County	Madison
Market	Jackson Metro Area
Sub-market	I-220/Highland Colony
Nearest Highway	I-220
Nearest Airport	Jackson International (JAN)

Building Information

Total Buildings' Size	56,076 SF
100 Building	14,495 SF
102 Building	14,579 SF
104 Building	14,682 SF
106 Building	12,320 SF
HVAC	All suites have central HVAC
Electrical Meters:	All suites are separately metered
Roof Ages:	100 (2022); 102 (2021); 104 (2023); 106 (Unknown)
Number of Buildings	4
Exterior Walls	Tilt-Up Concrete
Year Built	1986

Property Information

Property Type	Industrial
Property Subtype	Flex Space
Zoning	TIP (Technical Industrial Park District)
Lot Size	10 Acres
Traffic Count	51000
Traffic Count Street	I-220
Traffic Count Frontage	150

Parking & Transportation

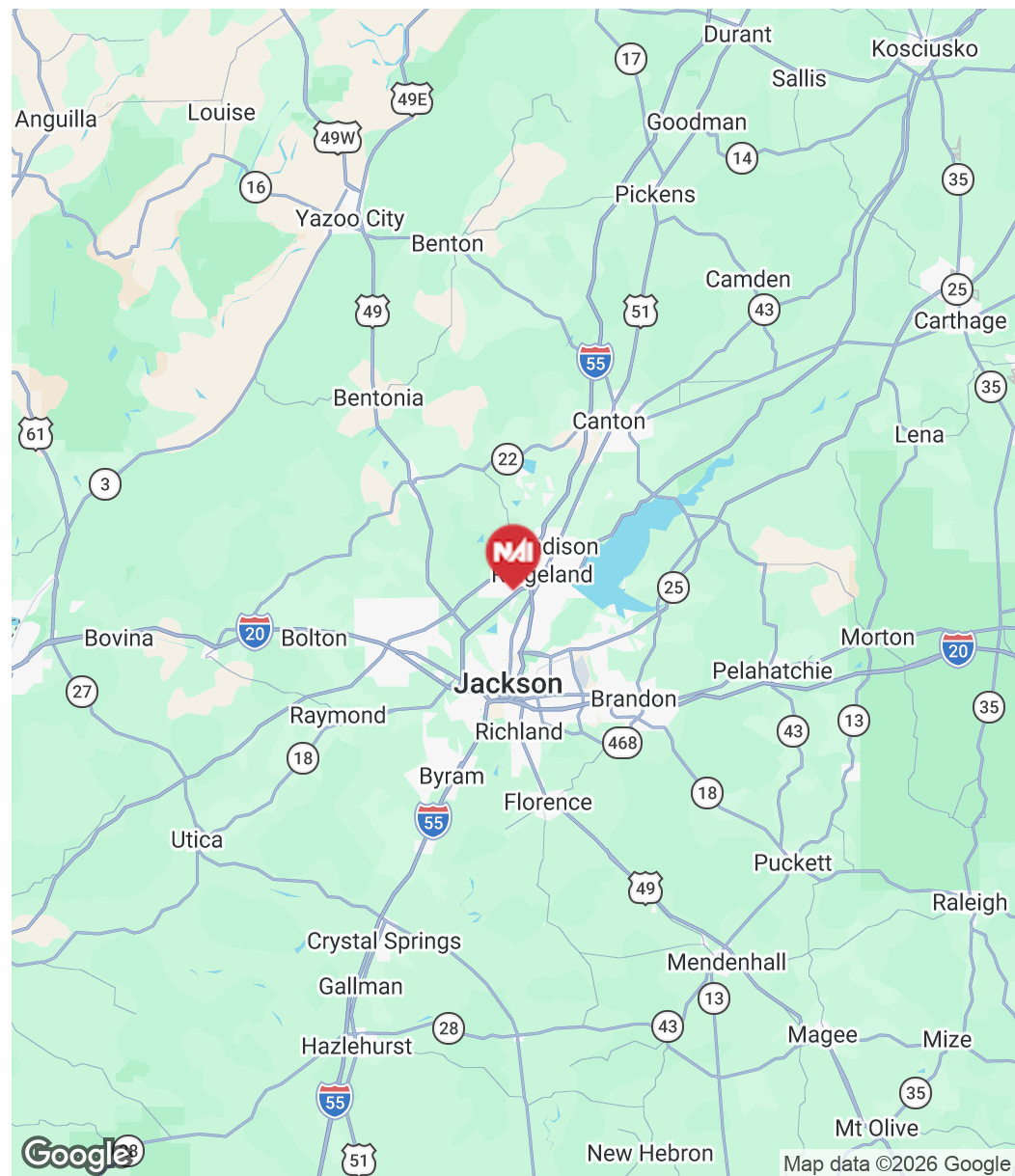
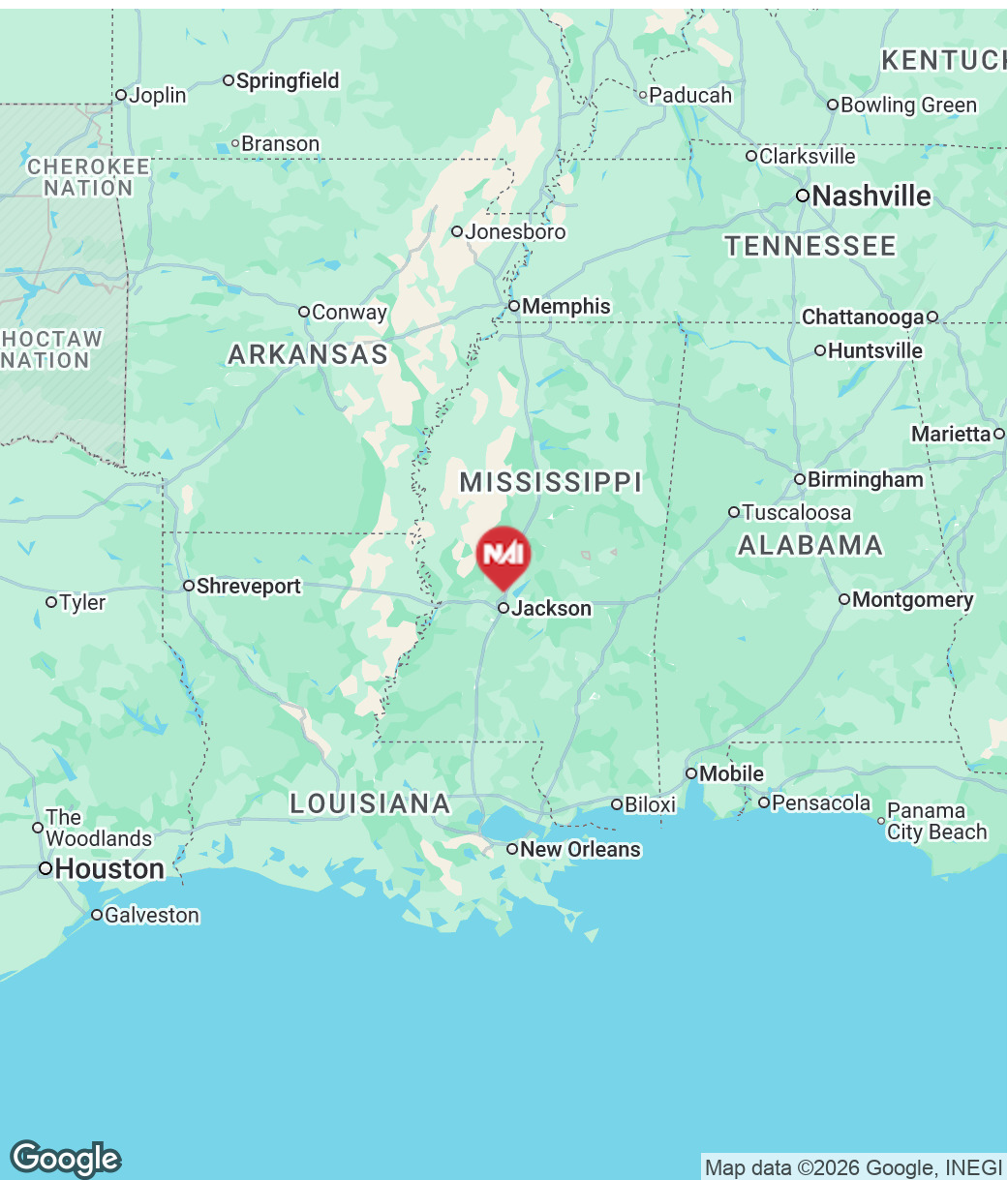
Street Parking	No
Parking Type	Surface
Number of Parking Spaces	201

Utilities & Amenities

Loading	Either by double door or dock-high
Restrooms	Private











Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	83	612	2,805
Average Age	32.8	32.5	37.2
Average Age (Male)	33.2	28.5	35.8
Average Age (Female)	32.4	41.1	42.8
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	25	228	1,125
# of Persons per HH	3.3	2.7	2.5
Average HH Income	\$108,974	\$70,039	\$66,893
Average House Value	\$271,193	\$212,204	\$217,136

2023 American Community Survey (ACS)

