



NAI UCR Properties (UCR Properties, LLC) is a leading commercial real estate firm based in the Jackson metro area with complete real estate services in the office, retail, industrial, land and investment sectors. NAI Global is the single largest, most powerful global network of owner-operated commercial real estate brokerage firms. NAI Global Member firms, leaders in their local markets, are actively managed to work in unison and provide clients with exceptional solutions to their commercial real estate needs. NAI Global has more than 300 offices strategically located throughout North America, Latin America, Europe and Asia Pacific, with over 5,100 local market professionals, managing over 1.1 billion square feet of property.

All information furnished regarding property for sale or lease are from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed

660 Katherine Drive, Suite 402  
Jackson, MS 39232  
601 981 6800 tel  
[ucrproperties.com](http://ucrproperties.com)



### Offering Summary

<b>Sale Price:</b>	\$435,000
<b>Lease Rate:</b>	\$5.75 SF/yr (NNN)
<b>Building Size:</b>	9,036 SF
<b>Available SF:</b>	9,036 SF
<b>Lot Size:</b>	0.88 Acres
<b>Year Built:</b>	1980
<b>Zoning:</b>	C-2

### Property Overview

NAI UCR Properties is pleased to present a remarkable investment opportunity at 9850 Interstate 55 South, Terry, MS. This 9,036 SF industrial building (493 SF of heated/cooled office space), has interstate frontage and is perfectly suited for warehouse and distribution purposes. The building has 4 drive in bays and phase 3 power. This property offers a strategic advantage for investors seeking a prime location; 1 mile from I-55 and 11 miles from I-20.

### Property Highlights

- Building: 9,036 SF
- Lot: .88 Acres
- Prime location - Interstate Frontage
- 1 Mile from I-55



## Property Information

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	C-2
Lot Size	0.88 Acres
Power	Yes
Rail Access	No

## Building Information

Building Size	9,036 SF
Tenancy	Single
Ceiling Height	18 ft
Office Space	493 SF
Number of Floors	1
Year Built	1980
Construction Status	Existing
Framing	Steel
Condition	Average
Roof	Sloped Metal
Free Standing	Yes
Number of Buildings	1
Walls	Wood Paneling (Interior Office Space)
Ceilings	Open and Acoustic Tile
Foundation	Concrete Slab
Exterior Walls	Metal
Office Buildout	493 SF

## Location Information

Building Name	Former AC Designs - 9850 I-55 S.
Street Address	9850 Interstate 55 South
City, State, Zip	Terry, MS 39170
County	Rankin

## Parking & Transportation

Parking Type	Surface/ Gravel
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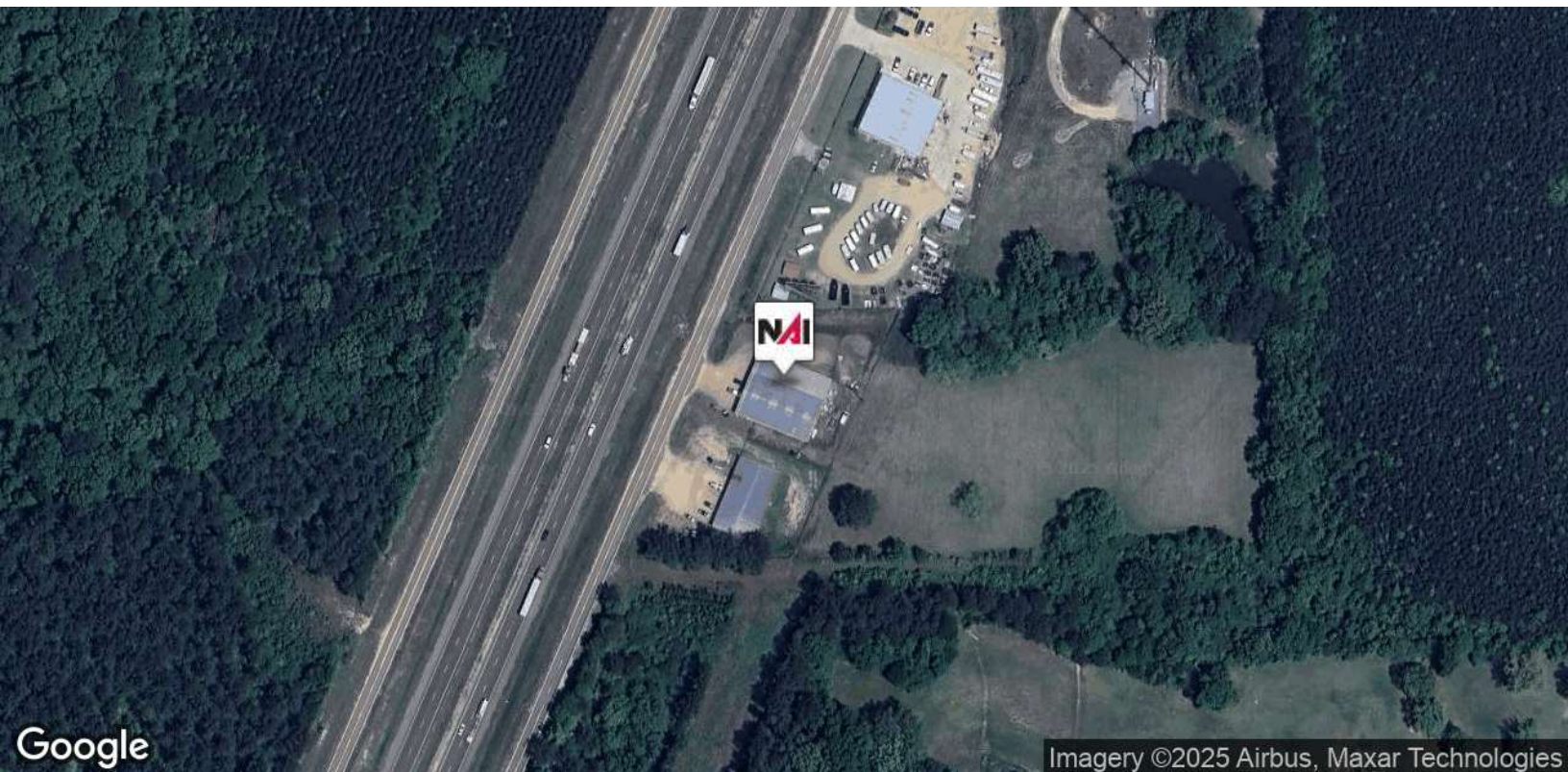
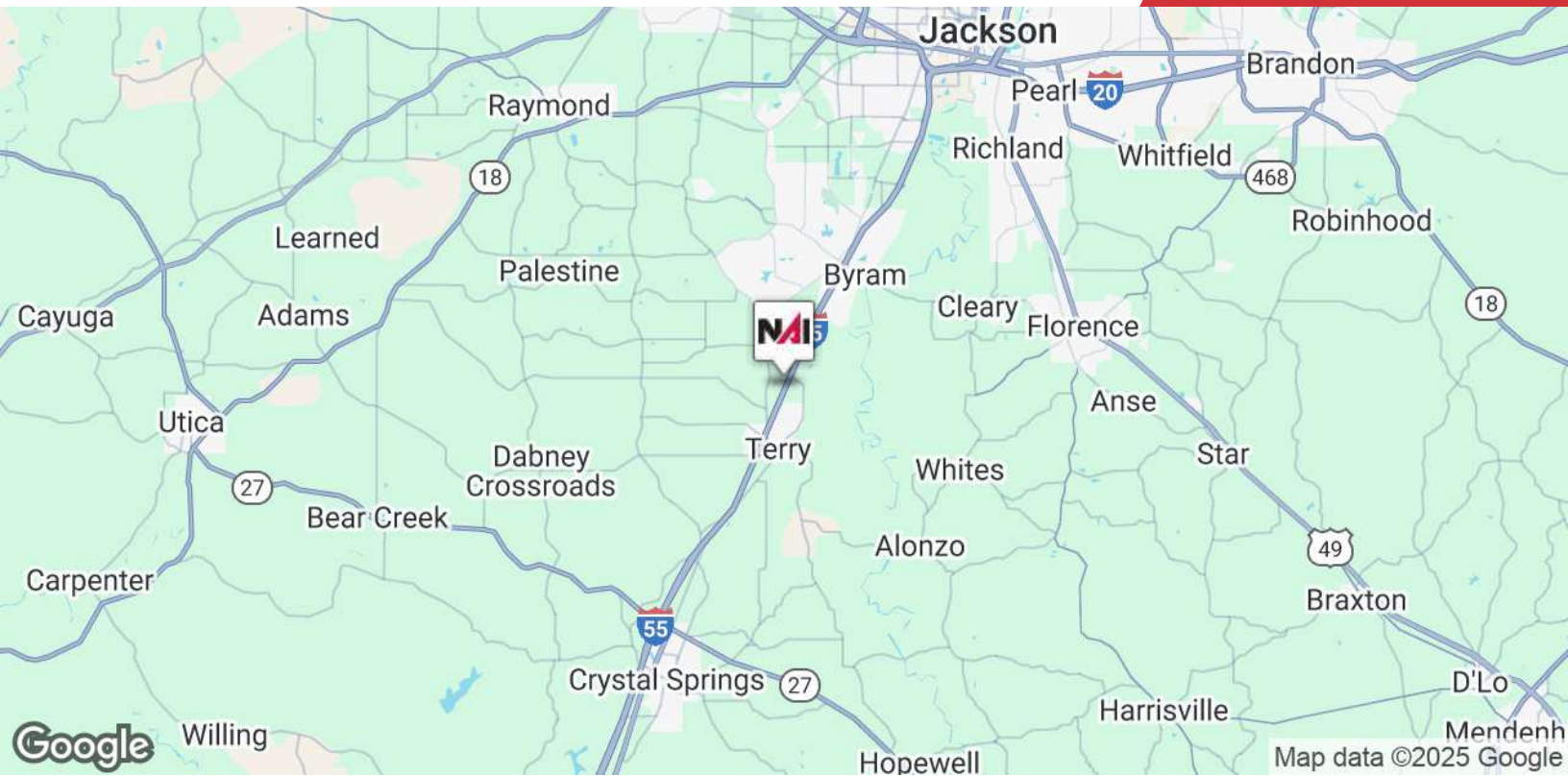
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SUBJECT INFO										
File No.:	Parcel No.:									
Property Address:										
City:	County:	State:	ZipCode:							
Owner:										
Client:	Client Address:									
Appraiser Name:		Inspection Date:								
SKETCH										
AREA CALCULATIONS SUMMARY					AREA CALCULATIONS BREAKDOWN					
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GBA1	Shop/Warehouse	1.0	8542.9	444.2	9036.0	Shop/Warehouse	90.0 x	72.0 =	6480.0	
	Office (H&C)	1.0	493.1	103.4						
							46.1 x	28.4 =	1309.2	
							27.7 x	19.7 =	545.7	
							8.7 x	3.3 =	28.7	
							20.6 x	8.7 =	179.2	
						Office (H&C)	20.0 x	8.7 =	174.0	
							19.7 x	16.2 =	319.1	
Net BUILDING			(rounded)	9,036		7 total items			(rounded)	9,036





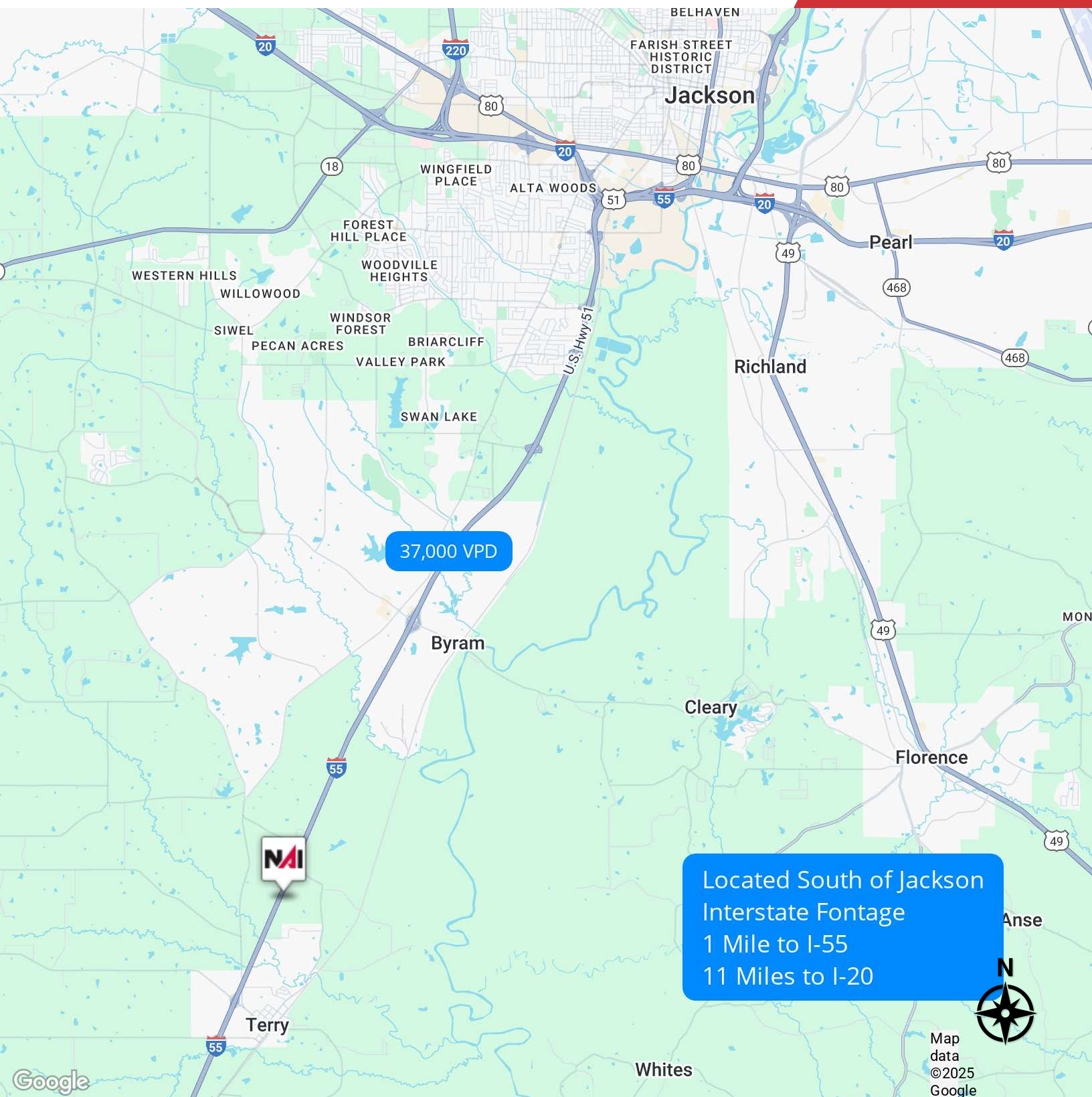
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