

INDUSTRIAL PROPERTY FOR SALE



158 AMERICAN WAY

158 AMERICAN WAY, GLUCKSTADT, MS 39110

Amanda Principe Overby
Vice President, Broker Associate
601.366.8600
amanda@overby.net

Scott Overby, CCIM CPM
Principal Broker | Overby, Inc.
601.366.8600 x3301
scott@overby.net





PROPERTY DESCRIPTION

Discover the ideal blend of functionality and convenience with this warehouse/office space located on a prominent corner lot in sought after Gluckstadt, MS. Designed to cater to businesses seeking a strategic and accessible location, this property offers seamless connectivity just minutes from I-55, ensuring efficient logistics and easy commutes. The versatile layout combines warehouse and office areas, featuring open floor plans, high ceilings, and a loading dock with a roll-up door to accommodate various operational needs. Ample parking is available to accommodate staff, clients, and deliveries. Whether your business requires storage, distribution, or administrative offices, this space delivers the flexibility and convenience to support your growth. Contact us today to schedule a tour and see how it can work for you!

PROPERTY HIGHLIGHTS

- - Built in 1995
- - 12,003 SF industrial building on 4.08 acre corner lot
- - Located in the Madison/Gluckstadt, MS area
- - Ideal for warehouse/distribution use
- - Ample parking and loading space
- - High ceilings for vertical storage
- - Well-maintained and move-in ready
- - Close proximity to major transportation routes

OFFERING SUMMARY

Sale Price:	\$1,175,000
Lot Size:	4.08 Acres
Building Size:	12,003 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	72	174	738
Total Population	195	473	2,031
Average HH Income	\$146,835	\$145,551	\$136,186

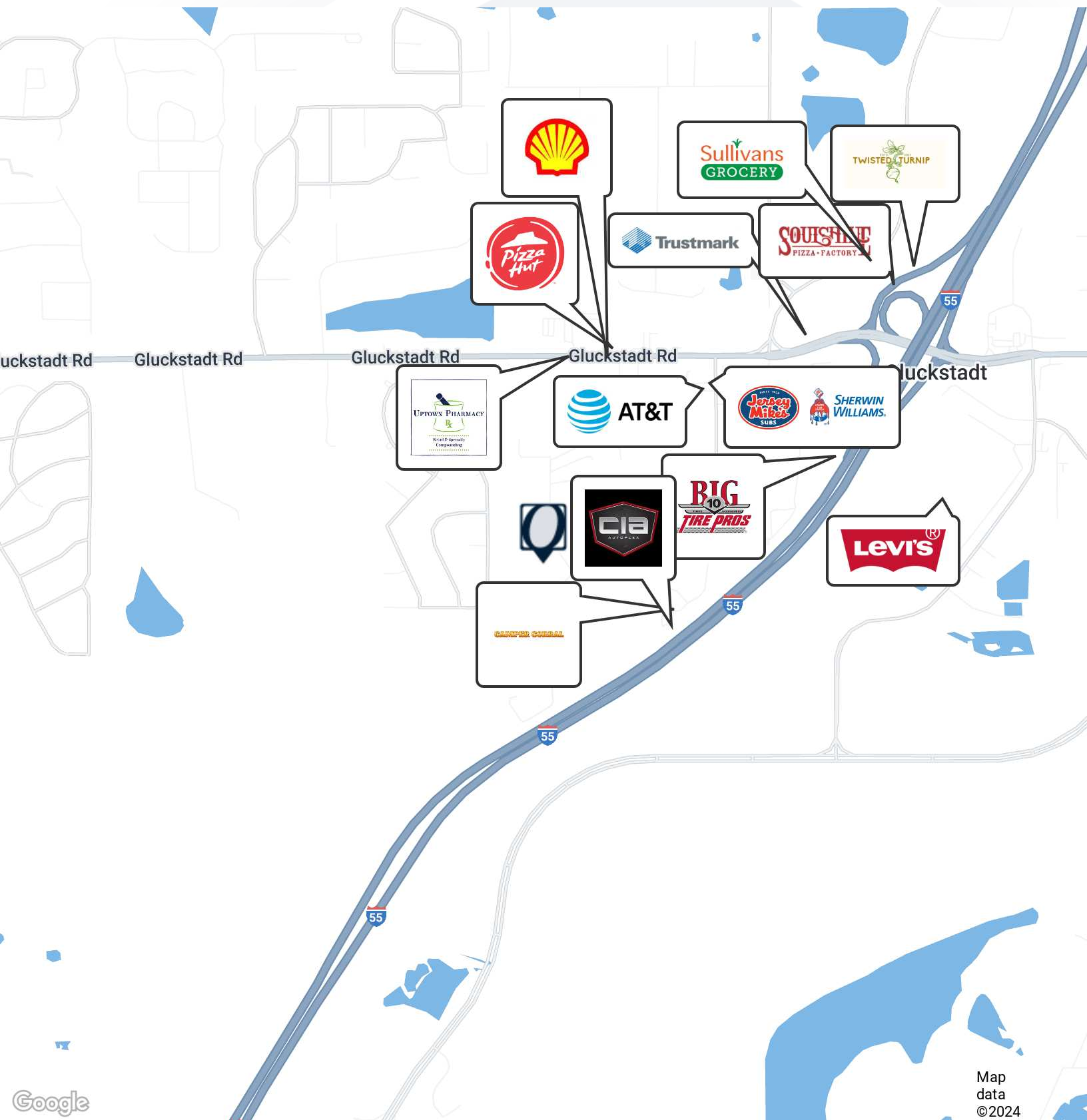
Amanda Principe Overby
 Vice President, Broker Associate
 601.366.8600
 amanda@overby.net

Scott Overby, CCIM CPM
 Principal Broker | Overby, Inc.
 601.366.8600 x3301
 scott@overby.net



FOR SALE 158 AMERICAN WAY

LOCATION MAP



Map data ©2024

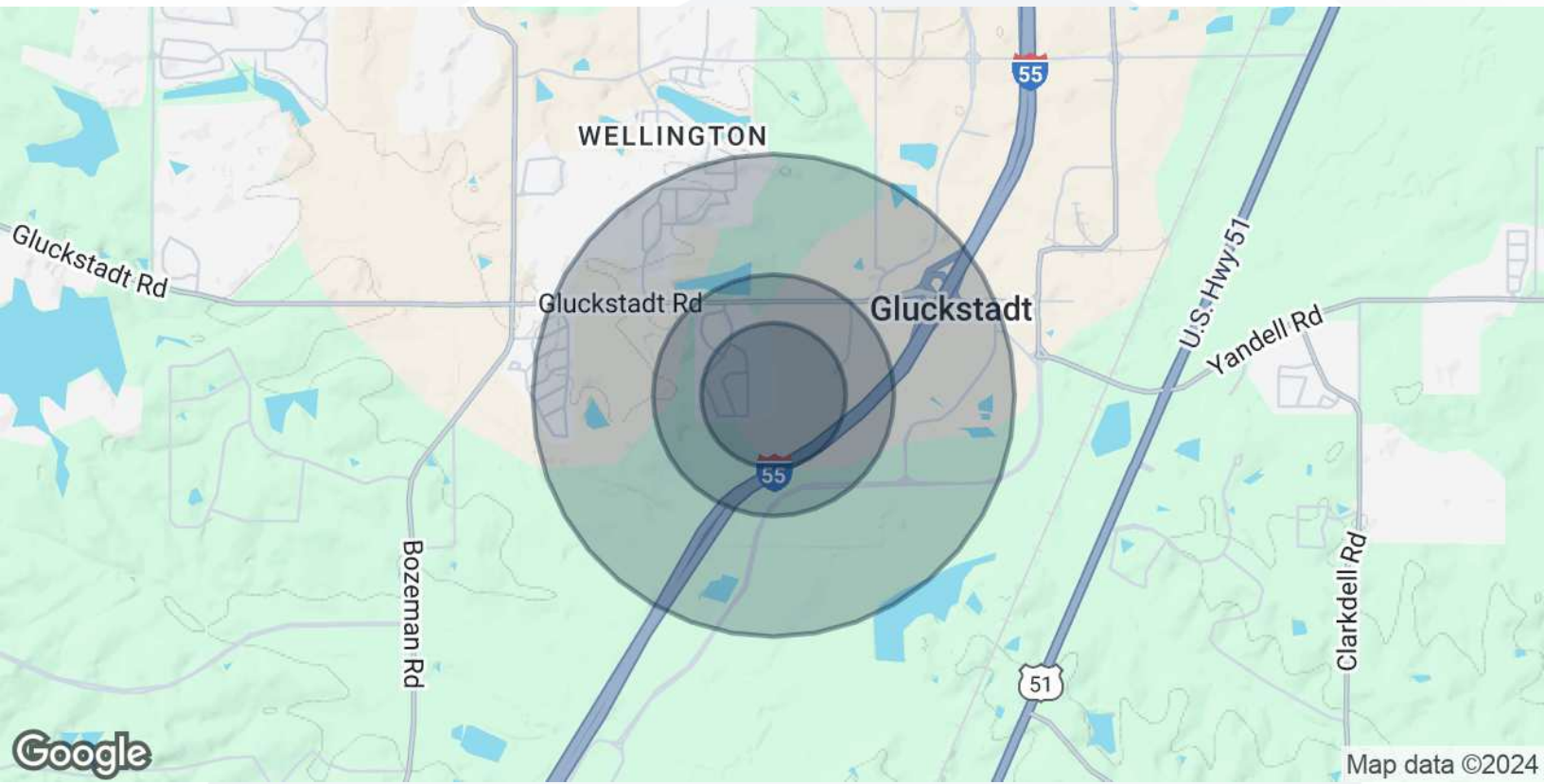
Amanda Principe Overby
Vice President, Broker Associate
601.366.8600
amanda@overby.net

Scott Overby, CCIM CPM
Principal Broker | Overby, Inc.
601.366.8600 x3301
scott@overby.net



FOR SALE 158 AMERICAN WAY

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	195	473	2,031
Average Age	40	40	38
Average Age (Male)	39	39	37
Average Age (Female)	41	41	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	72	174	738
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$146,835	\$145,551	\$136,186
Average House Value	\$435,760	\$430,709	\$393,879

Demographics data derived from AlphaMap

Amanda Principe Overby
 Vice President, Broker Associate
 601.366.8600
 amanda@overby.net

Scott Overby, CCIM CPM
 Principal Broker | Overby, Inc.
 601.366.8600 x3301
 scott@overby.net





AMANDA PRINCIPE OVERBY

Vice President, Broker Associate

amanda@overby.net

Direct: **601.366.8600** | Cell: **601.624.4611**

MS #B19487

PROFESSIONAL BACKGROUND

Amanda Principe Overby was born into the world of real estate, with a deep-rooted legacy that spans generations. As the daughter and sister of builders and the granddaughter of a commercial real estate developer and broker, Amanda has been immersed in the industry from a young age. This third-generation Washingtonian transplant, with a keen interest in art and architecture, holds an undergraduate degree in Art History and Archeology from the University of Maryland-College Park.

Licensed since 1998, Amanda has built a distinguished career in Northern Virginia, where she established herself as a top-producing Buyers Agent. Her expertise in both residential and commercial real estate seamlessly transitioned to Jackson, Mississippi, in 2003. In 2004, she earned the prestigious Accredited Buyers Representative (ABR) designation, setting the benchmark for excellence in buyers' representation.

Amanda's professionalism, integrity, discretion, and unwavering commitment to service have become the hallmarks of her work ethic. Whether you're looking to buy, sell, or lease commercial or residential property, Amanda's extensive knowledge and experience make her the ideal partner for all your real estate needs.

Amanda and her husband reside in the greater Jackson metro area with their loyal dog, Peter Barker, while their daughters, Isabella and Avery, are away at college. A dedicated community member, Amanda is a sustaining member of the Junior League of Jackson and actively involved with the Mississippi Children's Museum Partners.

Buying or selling real estate is more than just a transaction—it's about redefining your lifestyle and achieving your goals. Whether your objective is convenience, accommodating a growing family, re-sizing, or expanding your business, Amanda's singular goal is to help her clients fulfill their needs with confidence and success.

EDUCATION

University of Maryland, Bachelor of Arts 1995
CCIM 101, 102, 103, 104

MEMBERSHIPS

MAR
NAR
CCIM

Overby
P.O. Box 4644
Jackson, MS 39296
601.366.8600

Amanda Principe Overby
Vice President, Broker Associate
601.366.8600
amanda@overby.net

Scott Overby, CCIM CPM
Principal Broker | Overby, Inc.
601.366.8600 x3301
scott@overby.net

