

For More Information:

CLAY SHORT

662.231.4262

cshort@trirealestate.net



Industrial Property For Lease

2619 South President Street Extension, Tupelo, MS 38801

INFINITY FLEX BUILDING



324 Troy Street
Tupelo, MS 38804
662.842.8283

www.trirealestate.net



2619 South President Street Extension, Tupelo, MS 38801

INFINITY FLEX BUILDING



OFFERING SUMMARY

Available SF:	12,000 - 36,000 SF
Lease Rate:	\$4.00 - 4.50 SF/yr (NNN)
Lot Size:	1.72 Acres
Year Built:	1983
Building Size:	36,000 SF
Zoning:	MUE

PROPERTY OVERVIEW

Great flexible warehouse for short term or long term lease. Building consists of three 12,000 SF sections, each with 3 dock height doors and total of 36,000 SF with 9 Dock Height Doors and 1 Ground level drive in door. Dead Head or drop storage available in several areas. 16' eave height with doors between each section of warehouse. Building is sprinkled, heated and is well ventilated with multiple fans.

Taxes \$8,730.11.

LOCATION OVERVIEW

Warehouse located just off Hwy 145 South known as South Gloster Street less than one mile from State Hwy 278 and State HWY 45 which connects to Interstate 22. Easy access off of highway and into building which is located in an industrial area zoned Mixed Use Employment.

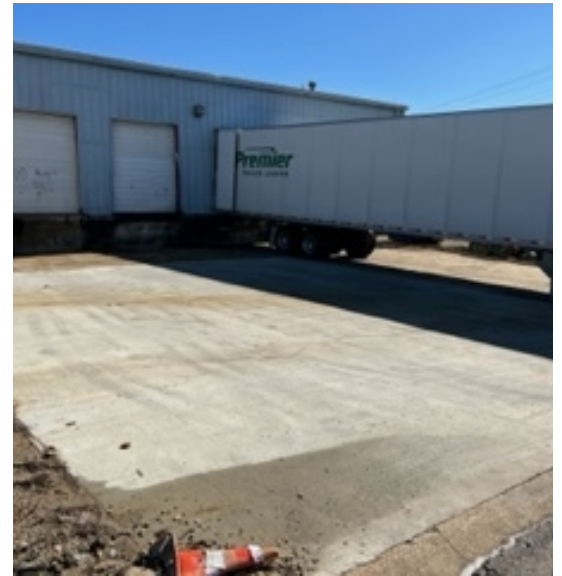
For More Information:

CLAY SHORT
662.620.7211
cshort@trirealestate.net



2619 South President Street Extension, Tupelo, MS 38801

INFINITY FLEX BUILDING



For More Information:

CLAY SHORT

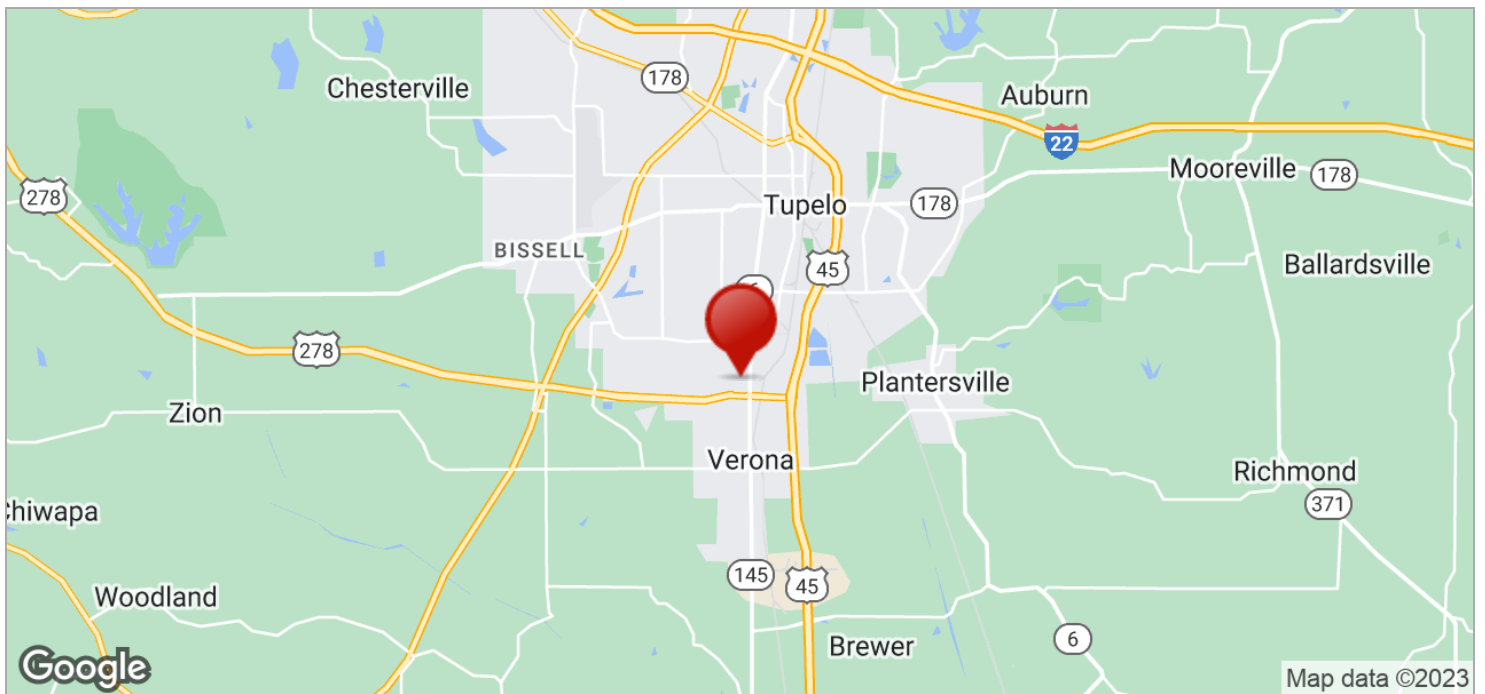
662.620.7211

cshort@trirealestate.net



2619 South President Street Extension, Tupelo, MS 38801

INFINITY FLEX BUILDING



For More Information:

CLAY SHORT

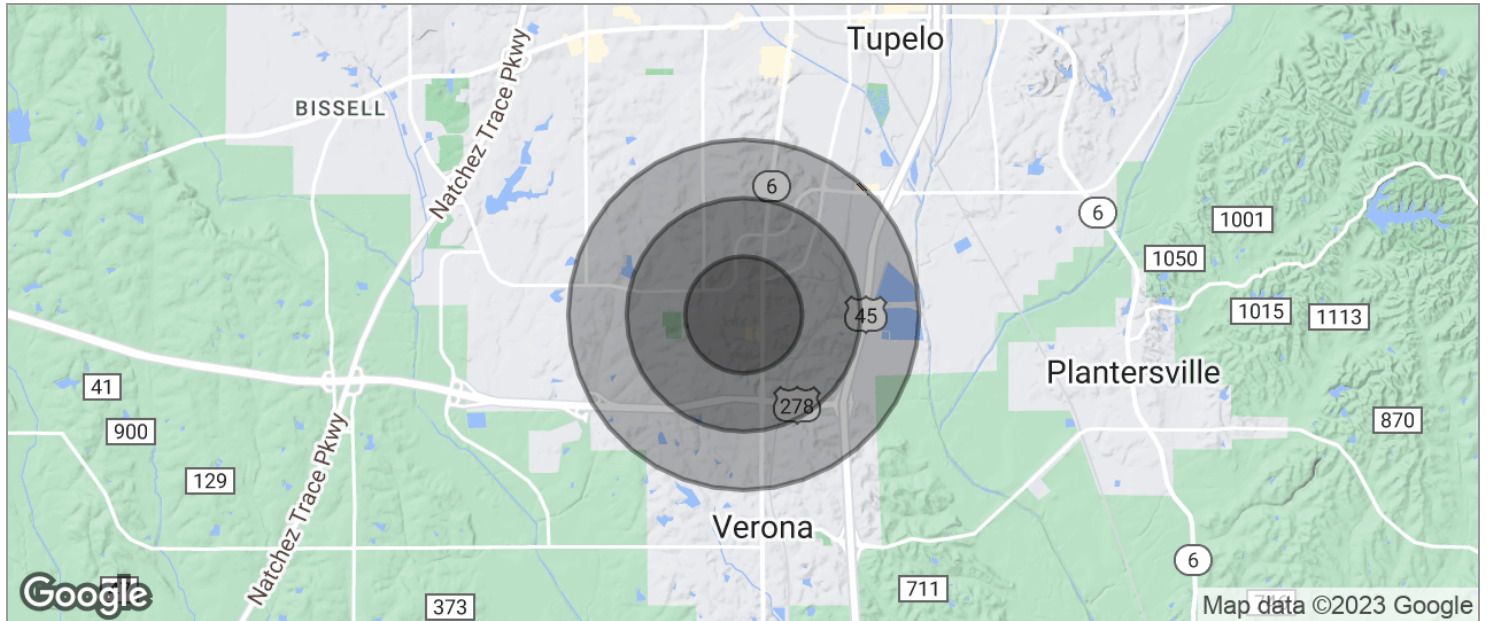
662.620.7211

cshort@trirealestate.net



2619 South President Street Extension, Tupelo, MS 38801

INFINITY FLEX BUILDING



	0.5 MILES	1 MILE	1.5 MILES
POPULATION			
TOTAL POPULATION	838	2,752	5,016
MEDIAN AGE	30.1	33.5	36.0
MEDIAN AGE (MALE)	34.2	35.1	35.0
MEDIAN AGE (FEMALE)	30.1	35.5	39.1
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	323	1,145	2,220
# OF PERSONS PER HH	2.6	2.4	2.3
AVERAGE HH INCOME	\$43,369	\$48,573	\$50,484
AVERAGE HOUSE VALUE	\$99,462	\$112,605	\$120,419

* Demographic data derived from 2020 ACS - US Census

For More Information:

CLAY SHORT

662.620.7211

cshort@trirealestate.net