

FORMER COLD STORAGE FACILITY

4240 Industrial Dr.

JACKSON, MS 39209

128,561 SF



FOR SALE | MAIN BUILDING: \pm 128,561 SF
ADDITIONAL STRUCTURES: \pm 8,000 SF

CBRE

PROPERTY HIGHLIGHTS



18' Clear Height



Sprinkler = Wet



18 Dock High Doors



Loading Type = Front Park & Rear Loading



Easy access to FedEx, UPS Hubs and BNSF yard



Fully Fenced with gate and guardhouse



Within +/- .5 miles to I-220 which provides direct access to I-20 and I-55

All reasonable offers will be considered by Owner

BUILDING FEATURES

Total Building	±128,561 SF
Additional Structures	±8,000 SF
Acres	14.95



LOCATION OVERVIEW

Jackson, located in the center of the southeastern United States, is within 500 miles of 15 states and 76 metropolitan areas, accounting for about 39% of the nation's population and 35% of the total income. As the state capital and major intersection for Interstates 55 and 20, all incorporated communities in the Greater Jackson area are within 45 miles of the city and accessible via major highways. Other important connections include Highways 49, 51, and 80, which link to the Gulf of Mexico and neighboring states. Major cities like Atlanta, Dallas, and Nashville are about six hours away, while Memphis, Mobile, and New Orleans are approximately three hours away. Furthermore, four of the ten largest water ports by tonnage are within three hours of Hinds County.



FOR SALE

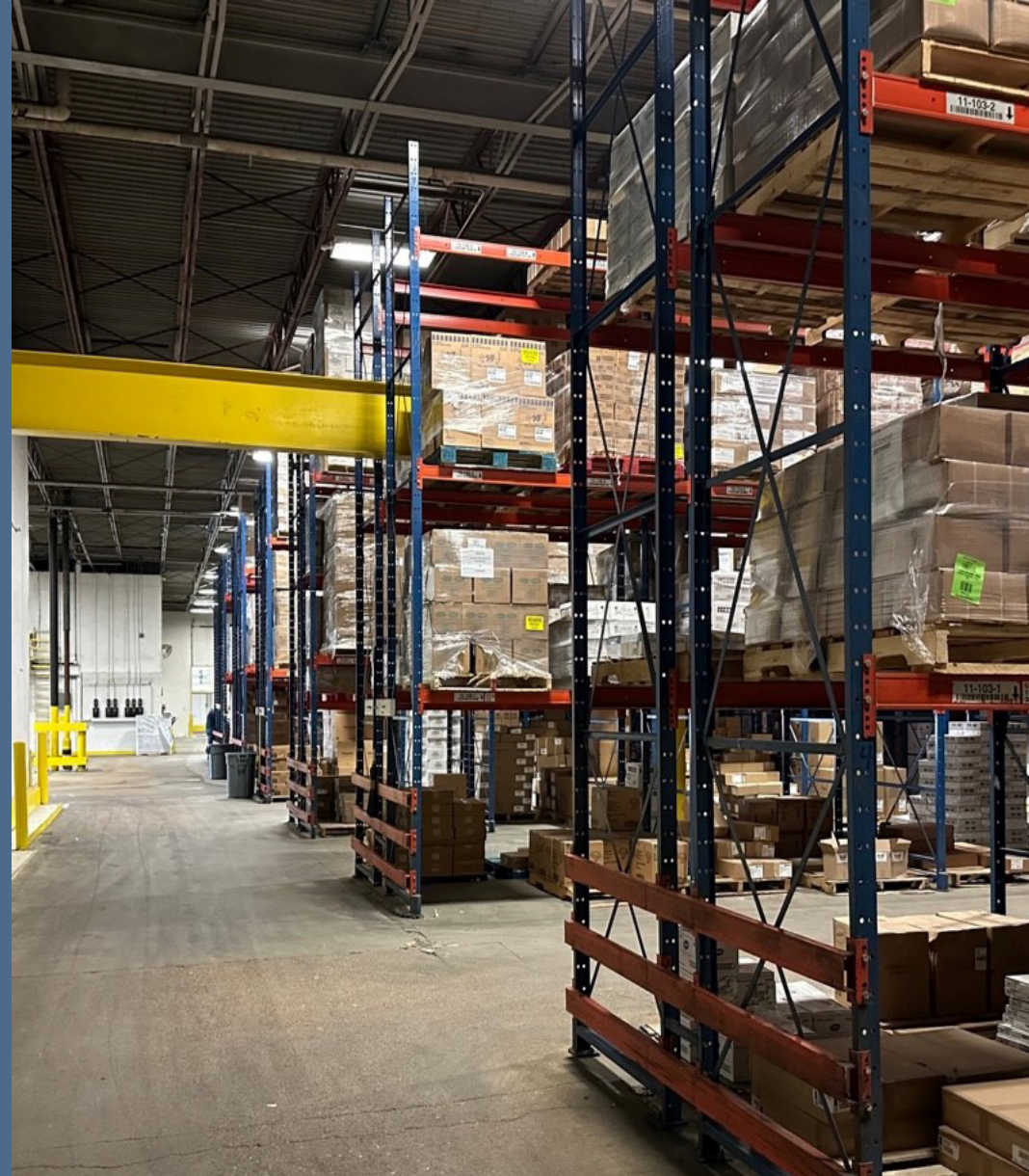
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JACKSON, MS 39209

129,039 SF

CONTACT

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