

**FOR SALE  
OR LEASE**

**19120 HWY 51  
HAZLEHURST, MS 39083**



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## PROPERTY SUMMARY

<b>Address:</b>	19120 Hwy 51 Hazlehurst, MS 39083
<b>Sale Price:</b>	\$11,250,000
<b>Lease Rate:</b>	Negotiable
<b>Size:</b>	+/- 132,858 SF
<b>Site Size:</b>	Approx. 37.28 Acres
<b>Clear Height:</b>	16' - 25'
<b>Loading:</b>	8 dock doors 3 drive-in doors
<b>Year Built:</b>	1976

Offered for sale or lease is a +/- 132,858 SF industrial property located on approx. 37.28 Acres in the Copiah County Industrial Park. The offering presents a great opportunity for a user or an investor to purchase or lease a reinforced concrete and steel frame heavy industrial facility with excellent access to Interstate 55 and the potential for rail access.

Transportation: Adjacent to Interstate 55 and U.S. Highway 51 (only 30 miles from Interstate 20 in Jackson, MS); Canadian National/Illinois Central (on site); six miles from county airport, 35 miles from Jackson International Airport and 140 miles from New Orleans International Airport; 50 miles from Port of Natchez on Mississippi River and 140 miles from Gulfport, Mississippi's deep water port on Gulf of Mexico.



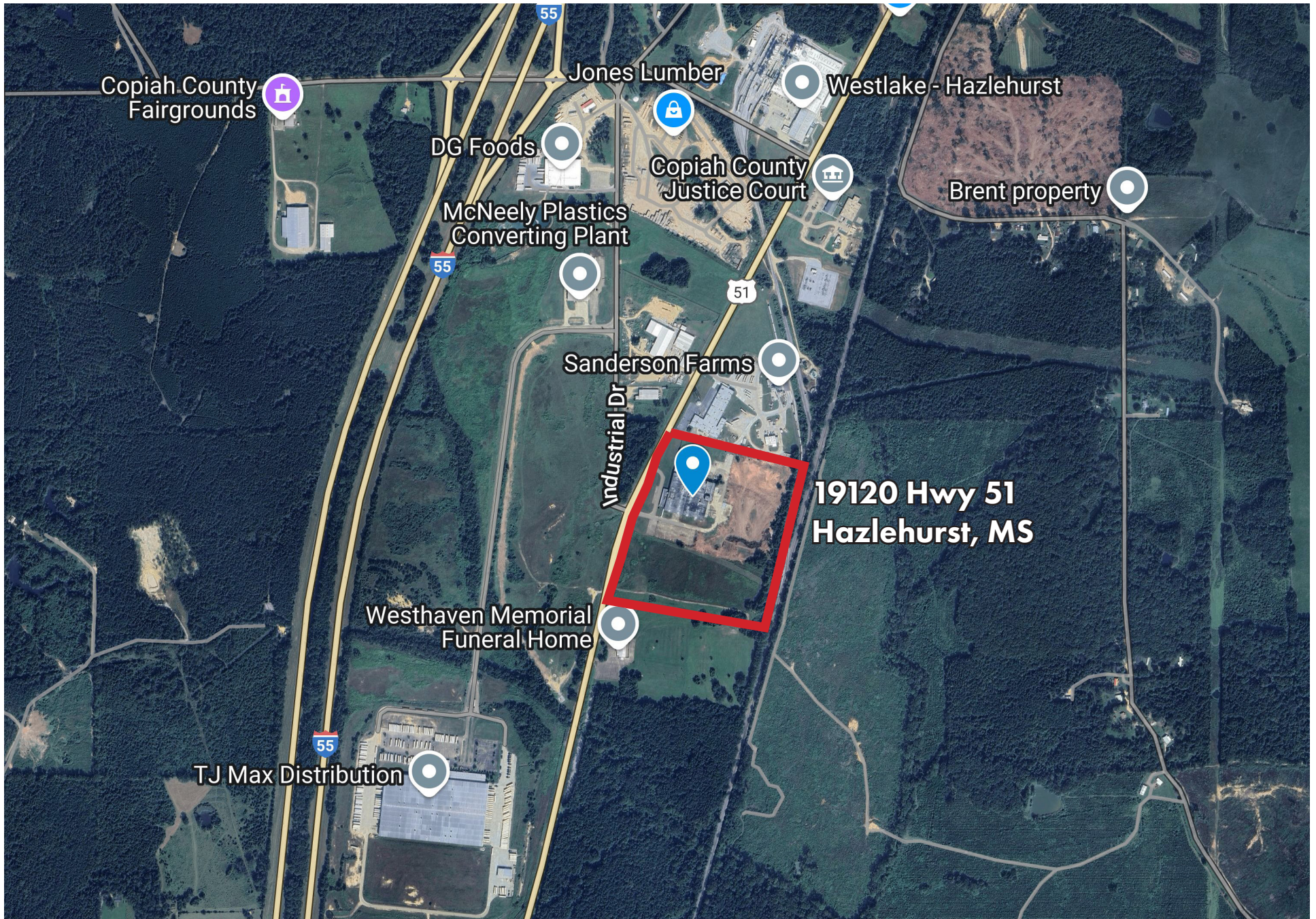
# PROPERTY PHOTOS



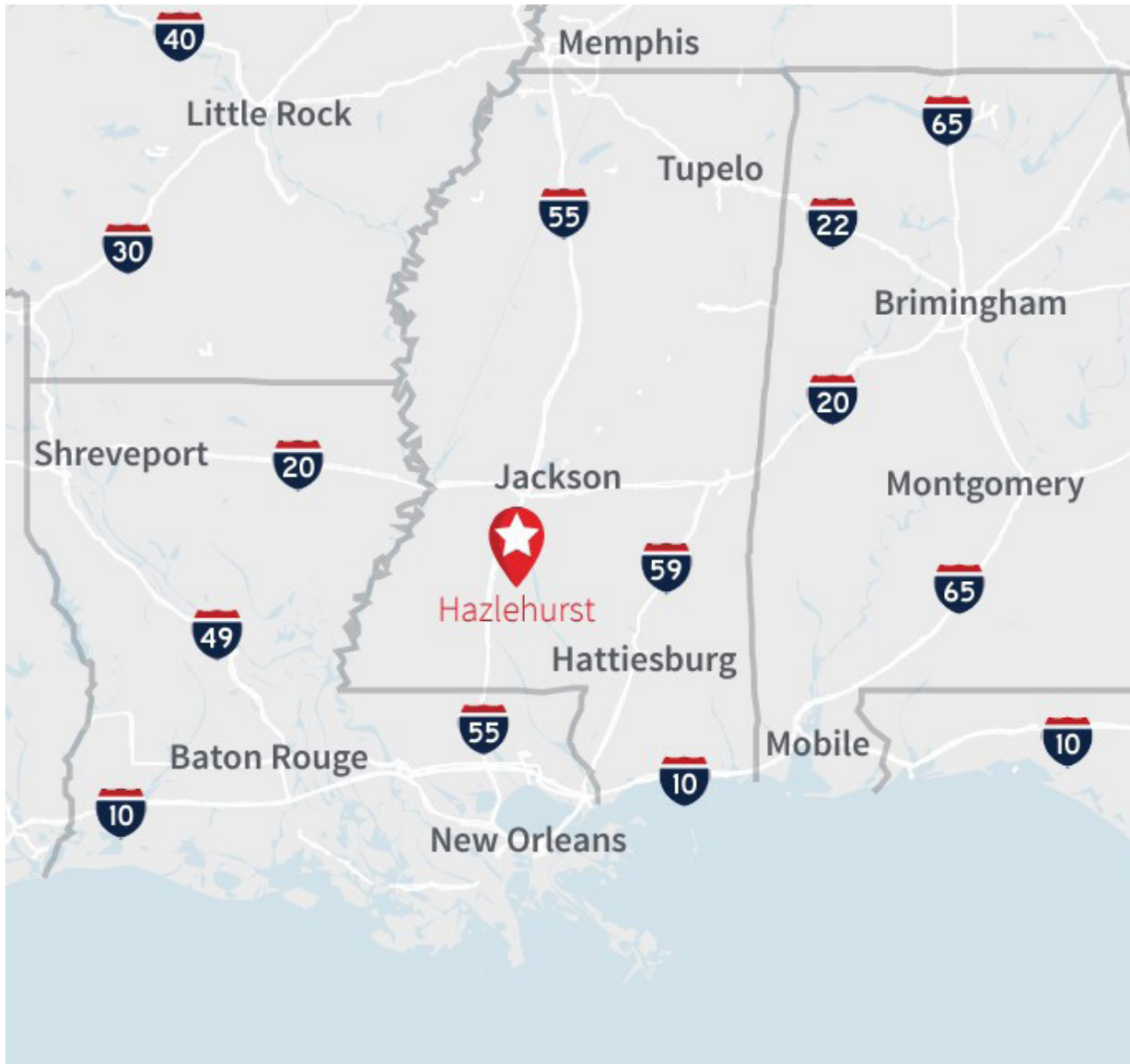
**PARCEL OUTLINE**



# LOCATION MAP: COPIAH COUNTY INDUSTRIAL PARK



## LOCATION MAP



## DRIVE TIMES

**Interstate 55: 1 mile**

**Interstate 20  
(Jackson, MS): 27 miles**

**New Orleans, LA: 2 hr 24 min**

**Port of Gulfport, MS: 3 hr**

**Mobile, AL: 3 hr 25 min**

**Memphis, TN: 3 hr 25 min**

**Birmingham, AL: 3 hr 50 min**

**Little Rock, AR: 4 hr 40 min**

**Atlanta, GA: 6 hr**

**Dallas, TX: 6 hr 15 min**

**Houston, TX: 6 hr 25 min**

**Nashville, TN: 6 hr 30 min**

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