

INDUSTRIAL
PROPERTY
FOR SALE /
LEASE

MADISON COUNTY INDUSTRIAL 120 ST. CHARLES

120 Saint Charles Ave,
Flora, MS 39071

Jon-David Johnson,
CCIM
Owner Broker
601.707.5555
jd@jdjcre.com



164 Watford Parkway
Drive, Canton, MS 39046
601.707.5555
jdjcre.com



PROPERTY DESCRIPTION

Prime industrial opportunity, +/-36,000 SF facility, located in Flora, MS. The property offers ample space for manufacturing, distribution, or other industrial operations. Zoned I-2 Industrial, it provides the flexibility to accommodate a wide range of business needs. The property's location in the Flora area ensures convenient access to transportation routes, facilitating efficient logistics and supply chain management. Equipped with three truck docks and three grade level doors, 480v electrical service, +/-7,000 SF of office space, with additional land available for expansion. Less than 25 minute drive to Nissan, Amazon, AWS and the Madison Mega Site.

PROPERTY HIGHLIGHTS

- - +/-36,000 SF industrial facility
- - Zoned I-2 Industrial
- - Three truck docks and three grade level doors
- - 480v electrical service for heavy-duty operations

OFFERING SUMMARY

Sale Price:	\$2,650,000
Lease Rate:	\$5.35 SF/yr (NNN)
Available SF:	36,000 SF
Lot Size:	6 Acres
Building Size:	36,000 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	101	1,630	6,400
Total Population	274	4,154	15,658
Average HH Income	\$56,770	\$59,908	\$97,395

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ADDITIONAL PHOTOS

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	274	4,154	15,658
Average Age	30.6	34.1	39.1
Average Age (Male)	35.1	34.8	38.1
Average Age (Female)	24.9	31.2	39.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	101	1,630	6,400
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$56,770	\$59,908	\$97,395
Average House Value	\$120,154	\$135,664	\$266,972

2020 American Community Survey (ACS)

DEMOGRAPHICS MAP & REPORT

