

MEDICAL OFFICE BUILDING FOR SALE OR LEASE



670 Crossover Road, Tupelo Ms

Medical Clinic including 14,500 SF on 2.77 acres
For Sale or Lease in the Tupelo Medical Park.
Great condition and excellent location!



MEDICAL OFFICE BUILDING FOR SALE OR LEASE



14,500 SF

2.77 Acres

96 Lined Spaces

Constructed in 2001

Excellent Med Park Location!

\$3,262,500 Sale Price

\$23.00 / SF / Yr Lease Price

Lease Type: NNN

Op Ex: \$6.97 / SF / Yr

Zoning: MUE

670 Crossover Road

THE BUILDING



The subject property includes an EIFS and brick veneer medical facility with a metal, hipped roof (completely replaced in 2024) on a concrete slab foundation that totals approximately 14,500 square feet in size. The facility was constructed for Endocrinology Associates in 2001 and has been well-maintained. The main access is on the south side of the building with additional access on the north side. The front entrance of the subject building an approximate 1,953 square foot Porte cochere for covered vehicular access.

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670 Crossover Road

THE BUILDING



The building includes a large reception/ waiting area, general office areas including 4 executive offices, general work/ lab areas, 18 exam rooms, a radiographic room, filing area, storage area, a large kitchen/ break area, and 8 restrooms. The facility finishes mostly consist of vinyl, vinyl tile and carpeted flooring, and acoustic drop-in tile ceilings. The building is heated and cooled by central units (analysis report available upon request). Plans allow for an addition to the building in case of future expansion needs.

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THE SITE



The site, consisting of 2.765 acres, includes an asphalt drive with concrete curbing and walkways, and an attractive, professional landscaping package. The parking area includes 96 parking spaces representing an ample 6.62/ 1000 ratio.



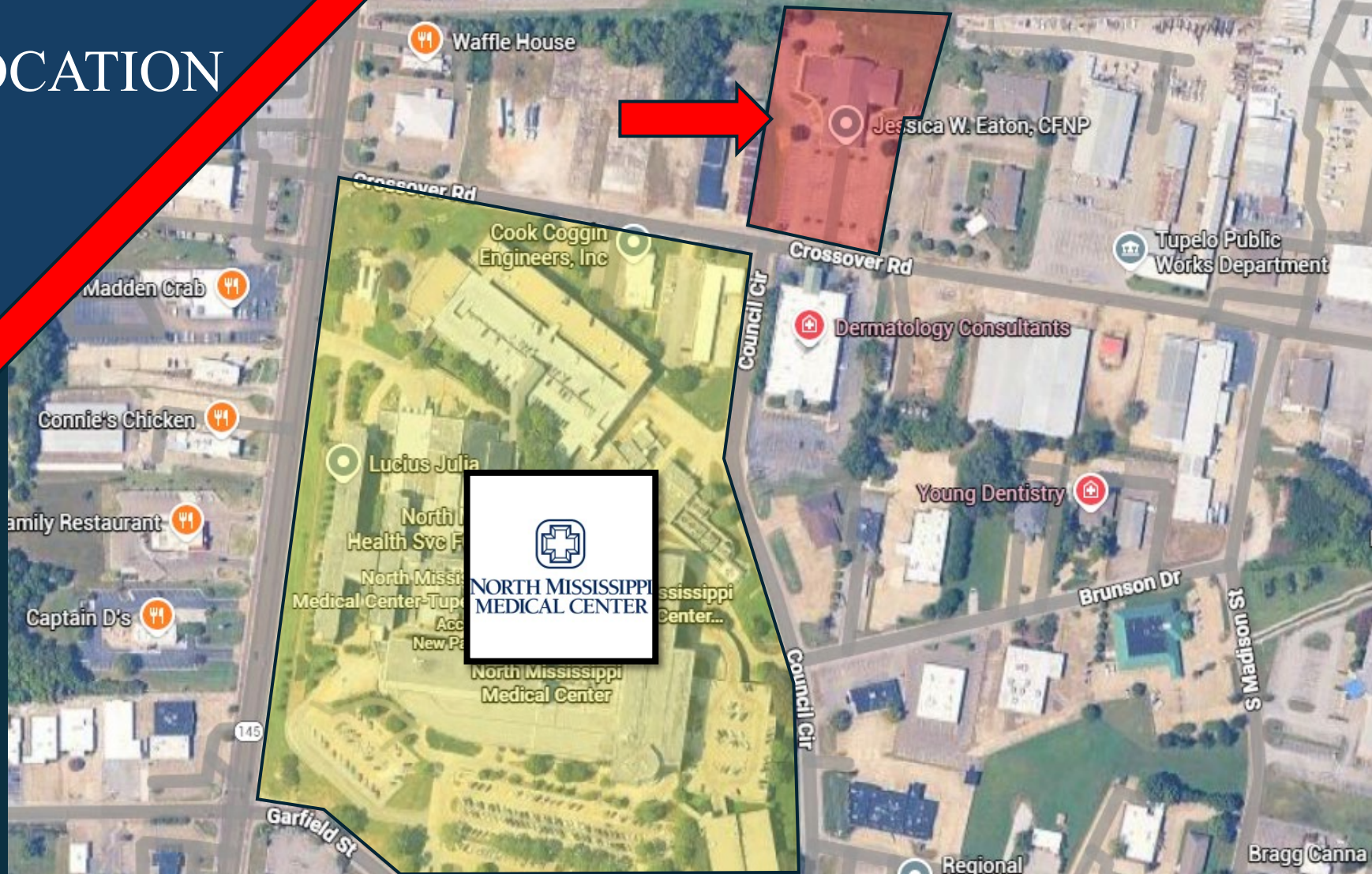
NORTH MS MEDICAL CENTER



North Mississippi Medical Center-Tupelo is the flagship hospital of North Mississippi Health Services, a 640-bed regional referral center and the largest non-metropolitan hospital in America. The medical center offers a wide range of services with recognized centers of excellence in over 50 medical specialties, including Cardiac Surgery & Cardiology, Neurology & Neurosurgery, Cancer Treatment, Trauma Care - Designated a Level II trauma center by the Mississippi State Department of Health, the only one in north Mississippi – Rehabilitation programs to aid recovery, Specialized Neonatal Care for newborns, and Home Health Services extending to patients in 17 counties in north Mississippi.

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LOCATION



The property is located in the shadow of the North Mississippi Medical Center's main unit in the Tupelo Medical Park surrounded by other medical office buildings. Crossover Road intersects South Gloster Street, which is one of the primary commercial corridors in the market providing proximate restaurant and lodging opportunities for healthcare providers & patients.

CONTACT INFO



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